

SB 745 NONRESIDENTIAL REGULATORY ROADMAP

CALIFORNIA BUILDING STANDARDS COMMISSION

September 25, 2025

Regulatory Mandate

SB 745, The Drought-Resistant Buildings Act.

(Cortese, Statutes of 2023)

- Added Health and Safety Code (HSC) Sections 17921.11 and 18940.7 and amended Water Code Section 13558.
- HSC Section 18940.7 mandates the California Building Standards Commission (BSC) to research, develop, and propose standards to reduce potable water use in new nonresidential buildings.
- HSC Section 18940.7 also mandates that BSC consider requiring installation of water reuse systems and pre-plumbing of buildings to allow for future use of recycled water, onsite treated graywater, or other alternative water sources.
- “Water reuse systems” includes the following:
 - A system that uses recycled water, graywater, rainwater, or other sources for nonpotable indoor or outdoor use including landscaping, toilet and urinal flushing, floor trap priming, or cooling towers.
 - A system that captures graywater, rainwater, building foundation water drainage, or other onsite alternative water sources.
- Standards will be proposed for adoption in the next triennial edition of Title 24 (published July 1, 2028).
- Standards will be reviewed and updated every three years (with the triennial code-adoption cycle).

Existing Related Regulations

The following list of regulations is provided for reference, to demonstrate the existing regulatory structure this proposal will fit into.

Title 24, Part 5, 2025 California Plumbing Code:

Chapter 6 - Water Supply and Distribution

Section 601.0 General

601.2 Water Supply and Flushing

601.2.1 Submeters

601.3 Identification of Potable and Nonpotable Water System

Chapter 15 - Alternate Water Sources for Nonpotable Applications

Section 1503.0 Gray Water Systems

Section 1505.0 Recycled Water Supply Systems in Buildings

- 1505.7 Recycled Water Supply System Materials
- 1505.8 Recycled Water Supply System Color and Marking Information
- 1505.15 Minimum Water Quality Requirements for Reclaimed (Recycled) Water

Section 1506.0 On-Site Treated Nonpotable Gray Water Systems

- 1506.9 On-Site Treated Nonpotable Gray Water System Color and Marking Information

- 1506.10.2 Minimum Water Quality

Chapter 16 - Nonpotable Rainwater Catchment Systems

- 1602.8 Rainwater Catchment System Color and Marking Information

- 1603.4 Minimum Water Quality

Title 24, Part 11, 2025 California Green Building Standards Code:

Chapter 5 - Nonresidential Mandatory Measures

- Division 5.3 – Water Efficiency and Conservation

- Section 5.305 Water Reuse Systems (Reserved)

Appendix A5 – Nonresidential Voluntary Measures

- Division A5.3 – Water Efficiency and Conservation

- Section A5.303 Indoor Water Use

- A5.303.2.3.4 Nonpotable water systems for indoor use

- A5.303.4.1 Nonwater urinals

- A5.303.5 Dual plumbing

- Section A5.304 Outdoor Water Use

- A5.304.8 Graywater irrigation system

- Section A5.305 Water Reuse

- A5.305.1 Nonpotable water systems

- A5.305.2 Irrigation systems

Regulatory Strategy

BSC's initial proposal is to relocate and revise existing voluntary nonresidential standards fitting the mandate of SB 745 from the voluntary tiers of CALGreen into the mandatory regulations. Similar to the organization of the existing voluntary tiers, these standards would provide different options for compliance, such that individual project teams may choose the system (or systems) that work best for their project and budget. Exceptions for projects where such systems are infeasible will be included in the standards.

Regulatory Outline

The following outline shows how BSC's initial regulatory strategy may be implemented within the context of existing regulations. Proposed changes are indicated as follows:

- Proposed text additions are indicated by an underline (underline).
- Proposed text deletions are indicated by a strikethrough (~~strikethrough~~).
- Proposed changes are highlighted in yellow.

Title 24, Part 11, 2025 California Green Building Standards Code:

Chapter 5 - Nonresidential Mandatory Measures

Division 5.3 – Water Efficiency and Conservation

Section 5.305 Water Reuse Systems: ~~Reserved~~

5.305.1 Potable water usage reduction.

[5.305.1 will provide scoping, options for compliance, and exceptions language for the new mandatory standards. The following sections are relocated from the voluntary tiers to become options for compliance, similar to the structure of the existing voluntary measures.]

5.305.2 Indoor water use.

5.305.2.1 Nonpotable water systems for indoor use

5.305.2.2 Nonwater urinals

5.305.2.3 Dual plumbing

5.305.3 Outdoor water use.

5.305.3.1 Graywater irrigation system

5.305.4 Water Reuse

5.305.4.1 Nonpotable water systems

5.305.4.2 Irrigation systems

Appendix A5 – Nonresidential Voluntary Measures

Division A5.3 – Water Efficiency and Conservation

Section A5.303 Indoor Water Use

~~A5.303.2.3.4 Nonpotable water systems for indoor use~~

~~A5.303.4.1 Nonwater urinals~~

~~A5.303.5 Dual plumbing~~

Section A5.304 Outdoor Water Use

~~A5.304.8 Graywater irrigation system~~

~~Section A5.305 Water Reuse~~

~~A5.305.1 Nonpotable water systems~~

~~A5.305.2 Irrigation systems~~

Additional Considerations

BSC has received a request to consider amendments to California Plumbing Code (CPC), Section 1503.3 - Connections to Potable and Reclaimed (Recycled) Water Systems. The allowable connection controls between a graywater system and a potable water system in CPC Section 1503.1(I), which is adopted by both BSC-CG and HCD, does not match the allowed connection controls between a graywater system and a potable water system in Section 1503.3, Exception (1), which is also adopted by BSC-CG and HCD. Section 1503.3 is more restrictive, and allows only an air gap connection. The two sections are copied below for reference:

1503.1 (I): A gray water system shall not be connected to any potable water system without an air gap, reduced-pressure principle backflow preventer, or other physical device which prevents backflow and shall not cause ponding or runoff of gray water.

1503.3, Exception (1): Potable water, on-site treated nonpotable gray water, reclaimed (recycled) water, or rainwater is permitted to be used as makeup water for a non-pressurized storage tank provided the connection is protected by an air gap in accordance with this code.