

1503.1.1 Residential Occupancies. (HCD 1) All newly constructed residential buildings shall be provided with a recycled water system allowing for current or future use of recycled water as follows:

- (1) Where recycled water service is readily available from a municipal source or recycled water facility to the building site, a recycled water system shall be installed to allow connection to all water closets, urinals, and landscape irrigation systems.
- (2) Where recycled water is within a planned service area and a specific implementation timeline for the provision of recycled water has been identified by the public water system in its most recent urban water management plan, all water closets and urinals shall have an alternate water distribution line rough-in to allow for the future use of recycled water when available. The alternate water distribution line rough-in shall be capped and identified by a sign identifying the piping as “NON POTABLE ALTERNATE WATER SOURCE - DO NOT DRINK”.

Exceptions:

- (1) Where recycled water is not available and no plan exists to implement recycled water service, as determined by the Authority Having Jurisdiction.
- (2) Where access to a water recycling facility is not feasible and/or cost-efficient, as determined by the Authority Having Jurisdiction.
- (3) Service areas in which the only recycled water is used for potable purposes, or in which net nonpotable deliveries are anticipated to remain level or decrease as a result of the potable reuse project.

Industry Comments (General):

In order to avoid conflict with H&S 18930(a) BSC Criteria #4 and Criteria #6 (especially), a builder, contractor, designer and/or building official must be able to quickly and easily determine if a specific project must comply with these provisions.

Unlike the WUI regs that apply in High and Very High Fire Severity Zones, there does not appear to be maps available to interested parties for use in determining where application of these AB 2282 standards will (and will not) be required. As such, there must be some **simplified** and **uniform** manner by which interested parties can quickly determine whether or not they must comply.

In addition, this must remain static once the permit application has been submitted to the local building department (H&S 18938.5). Put differently, the requirements for these provisions should not be able to be change once a permit application has been submitted.

Basic Example: How does an architect in Yuba City quickly determine if compliance with AB 2282 will be required in a specific set of parcels in Fresno or San Diego?

Industry Comments (Specific):

Definitions:

There needs to be a uniform definition for what constitutes “readily available”, “planned service area” and “specific implementation timeline”.

Authority:

There also needs to be some direction given regarding who shall be considered to be the AHJ. We must avoid the potential for obvious “turf battles”..... will provide Santa Clara example of how not to

do this.... where the building department disagreed with the local DPH prompting a six month delay and intervention by CDPH. The HCD standards must be able to be uniformly applied throughout the state.

A user of the code should not have to guess with regards to “whom” is in charge at the local level in any given jurisdiction. CBIA would support letting the building department be in charge of determining scope of application. If HCD leaves in the language “Authority Having Jurisdiction”, how does one quickly determine who that authority is?especially if that someone is not based in (or familiar with) that jurisdiction?

Format:

With regards to format, we would advise splitting apart the application provisions for landscape irrigation from the application provisions for urinals and toilets. This request is made in anticipation of a protracted discussion regarding the health-related issues that will be raised regarding the use of recycled water indoors.

Suggestion:

If a protracted debate does happen regarding indoor use of recycled water, CBIA would suggest limiting the 7/1/18 standards to mandating recycled water infrastructure of landscape irrigation purposes only and the placement of a more thorough voluntary measure for indoor use of recycled water in Tier 1 of CALGreen.