

1 [Residential Water Conservation Ordinance Amendments.]

2

3 **Ordinance amending Chapters 12 and 12A of the San Francisco Housing Code to**
4 **conserve existing water supplies by reducing the overall demand for water in**
5 **residential buildings by amending the standards for required water conservation**
6 **devices and requiring leak repair in all residential buildings, except for tourist hotels**
7 **and motels, upon the occurrence of specific events.**

8 NOTE: Additions are *single-underline italics Times New Roman*;
9 deletions are *strike-through italics Times New Roman*.
10 Board amendment additions are double-underlined;
Board amendment deletions are ~~strike-through normal~~.

11 Be it ordained by the People of the City and County of San Francisco:

12 Section 1. The San Francisco Housing Code is hereby amended by amending Section
13 12A, to read as follows:

14 SEC. 12A01. TITLE.

15 This chapter shall be known as the Residential Water Conservation Ordinance.

16

17 SEC. 12A02. FINDINGS.

18 The Board of Supervisors finds that:

19 ~~(a)The entire State of California is suffering from the effects of a fifth consecutive drought year.~~
20 ~~These effects include the reduction of available water supplies to extremely limited levels. Rationing~~
21 ~~programs have been established in most areas of the State, including the City and County of San~~
22 ~~Francisco. Although recent rainstorms have lessened the severity of the drought, existing water~~
23 ~~supplies remain at extremely low levels. Demand management measures, including feasible, cost~~
24 ~~effective conservation, are a proven method of reducing water demand in urban areas.~~

25

1 (b)~~The use of water conservation devices such as low flow~~ The application of proven water
2 conservation measures will allow San Francisco's economy and population to prosper without placing
3 additional demands on this valuable resource. Retrofitting water using devices such as water efficient
4 showerheads, faucet aerators, and low flow toilets, ~~and water volume reduction appliances for~~
5 toilets in residential buildings will significantly reduce the overall demand for water and therefore help
6 conserve existing water supplies is one of the most cost effective ways of reducing the City's potable
7 water use.

8 (c)~~This ordinance is intended to be one phase of a comprehensive legislative~~ As a signatory to
9 the California Urban Water Conservation Council Memorandum of Understanding Regarding Urban
10 Water Conservation, the San Francisco Public Utilities Commission has agreed to actively promote the
11 replacement of high water volume toilets and showerheads, among other water using devices, with
12 more efficient models in San Francisco. The purpose of this section is to reduce demand for potable
13 water within the City and County of San Francisco by establishing water efficiency standards for
14 plumbing fixtures. Water saved from these programs will help to ensure a reliable water supply for
15 customers both within and outside of San Francisco. This ordinance is part of a continuing program
16 to achieve the City's goal of reducing water consumption in all residential, commercial,
17 industrial and ~~public~~ municipal buildings in the City and County of San Francisco. ~~It is the intent~~
18 of the Board to introduce future legislation to achieve this goal.

19
20 SEC. 12A03. INTENT.

21 It is the intent of this ordinance to conserve existing water supplies by reducing the
22 overall demand for water in residential buildings by requiring the installation of water
23 conservation devices in all residential buildings, except for tourist hotels and motels, upon the
24 occurrence of specific events such as when the building undergoes major improvements, when there
25

1 is a meter conversion, when there is a condominium conversion, and when there is transfer of title and,
2 in any event, no later than three years for all residential buildings except for tourist hotels and motels.

3
4 SEC. 12A04. DEFINITIONS.

5 In addition to the definitions contained in Chapters 4 and 12 of this Code, for the
6 purposes of this ~~ordinance~~ chapter the following words and phrases shall have the meanings
7 ascribed to them by this Section:—

8 (a) Qualified Inspector. A qualified inspector is an inspector defined in Chapter ~~12~~
9 ~~1316A, Section 1206 of this~~ the San Francisco Building Code, who is authorized to perform a water
10 conservation inspection.

11 (b) Water Conservation Inspection. Inspection of a residential building for compliance
12 with the requirements of this ordinance.

13 (c) Residential Building. A residential building is as defined in 1204(i) of this Code.

14
15 SEC. 12A05. WATER CONSERVATION INSPECTIONS.

16 A water conservation inspection which satisfies the requirements of this chapter shall
17 be performed concurrently with the energy inspection required by Chapter 12 of this Code and
18 must be performed by a qualified inspector.

19
20 SEC. 12A06. PROOF OF COMPLIANCE WITH MINIMUM WATER CONSERVATION
21 MEASURES.

22 (a) Inspection Form. The Department of Building Inspection shall provide a
23 standardized form suitable for conducting a valid water conservation inspection and certifying
24 compliance with the requirements of this ordinance. Said form may be combined with the
25 energy inspection form required by Section 1207 of this Code. The inspection form shall be

1 completed and signed by any qualified inspector, furnished to the building owner or the
2 owner’s authorized representative, and filed with the Department of Building Inspection per
3 Section 1207.

4 (b) Certificate of Compliance. When all of the water conservation requirements have
5 been met, a certificate of compliance shall be signed, filed and recorded per Section 1207 of
6 this Code. Proof of compliance with the requirements of this chapter shall be affected by returning a
7 copy of the completed certificate of compliance to the Department of Building Inspection, which shall
8 be maintained in its files. A copy of the completed form shall be recorded by the building owner, or
9 the building owner's authorized representative, with the San Francisco County Recorder's Office. In
10 the event of a title transfer, it shall be recorded prior to or concurrent with the transfer of title. The
11 Department of Building Inspection shall provide a copy of the Certificate to the City Water
12 Department.

13 (c) Public Record. Completed water conservation inspection forms and certificates of
14 compliance shall be public record and shall be available for inspection by any interested
15 person during regular business hours at the Department of Building Inspection.

16
17 SEC. 12A07. POSTPONEMENT OF REQUIREMENTS.

18 Application of inspection and water conservation requirements for any residential
19 building shall be postponed for one year from the date of application for a demolition permit
20 for said building. If the residential building is demolished and Certificate of Completion issued
21 by the Department of Building Inspection before the end of the one-year postponement, the
22 requirements of this chapter shall not apply. If the residential building is not demolished after
23 the expiration of one year, the provisions of this chapter shall apply, even though the
24 demolition permit is still in effect or a new demolition permit has been issued.

1 SEC. 12A08. WATER CONSERVATION REQUIREMENTS UPON MAJOR IMPROVEMENT,
2 METERING CONVERSION, RESIDENTIAL CONDOMINIUM CONVERSION, OR
3 COMPLETE INSPECTION.

4 A valid water conservation inspection pursuant to Section 12A05 and subsequent
5 compliance with required water conservation measures pursuant to Section ~~12A11~~ 12A10 shall
6 be required of a residential building concurrently with the energy conservation inspection and
7 compliance requirements set forth in Section 1210 and 1211 of this Code.

8
9 SEC. 12A09. WATER CONSERVATION INSPECTION REQUIREMENTS AT TRANSFER OF
10 TITLE.

11 Prior to any transfer of title as a result of sale or exchange of any residential building
12 subject to the provisions of this chapter, the seller or the seller's authorized ~~agent~~representative
13 shall obtain a valid water conservation inspection pursuant to Section 12A05 and shall install
14 all applicable water conservation measures required by Section 12A10 as enumerated in the
15 water conservation inspection form. Compliance with the Section shall be concurrent with the
16 energy conservation inspection required by Section 1211 of this Code and shall be in
17 accordance with the provisions set forth in said Section, including but not limited to the option to
18 transfer responsibility for compliance with applicable water conservation measures required by Section
19 12A10 to the buyer through an Energy Conservation Escrow Account pursuant to Section 1211(c).

20
21 SEC. 12A10. REQUIRED WATER CONSERVATION MEASURES.

22 The following water conservation measures are required for residential buildings as
23 defined in Section 1204(i) of this Code, notwithstanding Section 1209 of this Code:

24 (a) ~~Low flow devices on all accessible~~ Replace all showerheads having a maximum rated
25 flow ~~of not more than~~ exceeding 2.5 gallons per minute, with those models not exceeding the

1 maximum rated flow established by the California Energy Commission, as set forth in the Appliance
2 Efficiency Regulations, California Code of Regulations, Title 20, Sections 1601 to 1608, as it may be
3 amended. Showers shall have no more than one showerhead per valve. For purposes of this
4 subsection, the term "showerheads" includes rain heads, rain tiles, or any other device that transmits
5 water for purposes of bathing. Showerheads of the ball joint type that cannot easily be removed from
6 the wall without structural alteration are exempt from this requirement.

7 (b) ~~Aerators attached to kitchen, vanity and sink faucets which faucets are designed to accept~~
8 ~~such devices. These aerators shall include a flow restrictor and shall be of a type approved by the~~
9 ~~Director of the Department of Building Inspection. Replace all faucets and faucet aerators having a~~
10 ~~maximum rated flow exceeding 2.2 gallons per minute at a flowing water pressure of 60 pounds per~~
11 ~~square inch, with models not exceeding the maximum rated flow established by the California Energy~~
12 ~~Commission, as set forth in the Appliance Efficiency Regulations, California Code of Regulations, Title~~
13 ~~20, Sections 1601 to 1608, as it may be amended.~~

14 (c) ~~Low-flow toilets (3.5 gallons per flush or less) or approved devices in toilets designed to~~
15 ~~reduce the total volume of water in each toilet flush, including but limited to (1) flush reducers, (2) flow~~
16 ~~restrictors and (3) volume reducers. Installation of a retrofit device will not be required when its~~
17 ~~installation will impede the designed functioning and/or flushing of the toilet. Replace all toilets that~~
18 ~~have a rated flush volume exceeding 1.6 gallons per flush with models not exceeding the maximum~~
19 ~~rated flush volume established in the San Francisco Plumbing Code, Chapter 4, Section 402.2, as it~~
20 ~~may be amended. A seller of a residential building may request an exemption from replacing the~~
21 ~~building's toilet(s) if the replacement would impact the architectural integrity of the building. In such a~~
22 ~~case, the seller is required to install a device within the toilet to reduce the flush volume such as a flow~~
23 ~~restrictor. An impact on the architectural integrity of the building would occur if the replacement of the~~
24 ~~toilet would detract from the historical integrity of the building, as determined by the Director of the~~
25 ~~Department of Building Inspection pursuant to Section 12A11(b).~~

1 (d) Leak repair: Seller must locate and repair all water leaks. For one and two unit residential
2 buildings, water meter registration shall be used to confirm the existence of leaks. Compliance occurs if
3 there is no meter movement for ten minutes while all household fixtures are shut off. For three or more
4 unit residential buildings, seller may either comply by ensuring no meter movement for ten minutes
5 while all household fixtures are shut off, or by completing a visual inspection for leaks. In addition, in
6 all residential buildings, all tank type toilets shall be tested with leak detector tablets or dye to detect
7 slow valve leaks, and all flushometer type fixtures shall be visually checked for proper operation with
8 respect to timing and leaks.

9 (d) (e) An ~~individual shall be entitled to an~~ exemption from the requirement ~~of installing~~
10 ~~for~~ showerheads listed in Paragraph (a) of this Section ~~in that person's~~ will be granted for a
11 residence upon filing with the ~~City Water Department~~ San Francisco Public Utilities Commission a
12 letter from a licensed physician specifying a valid medical reason on the part of the occupant of
13 that residence for non-compliance ~~that prevents the use of a low flow showerhead by the individual~~
14 ~~seeking the exemption.~~ An exemption under this Section shall continue in force until the
15 individual qualifying for the exemption no longer resides at the exempted property, or until the
16 medical condition qualifying for the exemption terminates. Within one year following the
17 departure of the individual qualifying for the exemption from the exempted residence or
18 termination of the medical condition, ~~an affidavit shall be filed with the City Water Department for~~
19 ~~the exempted property~~ all showerheads in the property shall be replaced in compliance with Section
20 12A10(a) pursuant to Section 12A11(a). Upon transfer of title of any building subject to an
21 exemption in whole or in part under this Section, the provisions of Section 12A09 shall apply;
22 however, proof of an exemption under this Section shall be sufficient to show compliance with
23 the requirements of this chapter as to low-flow showerhead and/or an exempted residence
24 within a multiple-family residential building. An exemption for a single residence under this
25

1 Section shall not constitute an exemption for an entire multiple-family building wherein the
2 single residence is located.

3
4 ~~SEC. 12A11. RESIDENTIAL BUILDINGS (R-1, R-2, AND R-3 OCCUPANCIES) EXCEPT FOR~~
5 ~~TOURIST HOTELS AND MOTELS REQUIRED TO COMPLY WITH WATER CONSERVATION~~
6 ~~REQUIREMENTS WITHIN THREE YEARS.~~

7 ~~All residential buildings, except for tourist hotels and motels, must comply with the~~
8 ~~requirements listed in Section 12A10 within three years. R-1 and R-2 occupancies must comply within~~
9 ~~three years from the effective date of Ordinance No. 185-91; R-3 occupancies must comply within three~~
10 ~~years of the effective date of this ordinance.~~

11 ~~(a) Affidavit. In lieu of compliance with the provisions of Section 12A06, within a period of three~~
12 ~~years from the effective date of either Ordinance No. 185-91 for R-1 occupancies or this ordinance for~~
13 ~~R-3 occupancies, the owner or owner's authorized agent shall file with the City Water Department an~~
14 ~~affidavit signed by the owner affirming that the water conservation devices required by Section 12A10~~
15 ~~either have been installed or an exemption is applicable. The affidavit shall be on a form provided by~~
16 ~~the City Water Department.~~

17 ~~(b) Public Record. The affidavits required by Subsection (a) above shall be public record and~~
18 ~~shall be available for inspection by any interested person during regular business hours at the City~~
19 ~~Water Department.~~

20
21 SEC. ~~12A12~~ 12A11. APPEAL FROM RESULTS OF A WATER CONSERVATION
22 INSPECTION, OR REQUEST FOR EXEMPTION.

23 (a) Any person with an interest in the property subject to a water conservation inspection
24 who contests the determination of a qualified inspector regarding required water conservation
25 measures, may appeal said decision to the Director of the Department of Building Inspection

1 within ~~ten~~ 10 working days from the date the completed inspection form was filed with the
2 Department of Building Inspection. The notice of appeal shall state, clearly and concisely, the
3 grounds upon which the appeal is based. The burden of proof shall be on the appellant to demonstrate
4 that the water conservation measure is not required under this chapter. The determination of the
5 Director may be appealed to the Building Inspection Commission pursuant to the notice and appeal
6 procedures established in the Administrative Code Chapter 77. ~~Notice and appeal procedures shall be~~
7 as set forth in Section 1213 of this Code.

8 (b) Any person with an interest in the property subject to a water conservation inspection who
9 claims an exemption pursuant to Section 12A10 (c) of this Chapter may request a determination of
10 exemption from the Director of the Department of Building Inspection by filing the request and stating
11 the basis for the claim. The burden of proof shall be on the applicant to demonstrate the qualifications
12 for the exemption. The determination of the Director may be appealed to the Building Inspection
13 Commission pursuant to the procedures for notice and appeal established in the Administrative Code
14 Chapter 77.

15 (c) Any appeal or request for exemption to the Director filed pursuant to this Section shall be
16 accompanied by payment of a filing fee, pursuant to Section 1216 of this Code.

17
18 SEC. ~~12A13~~ 12A12. CIVIL REMEDIES.

19 (a) Remedies. The remedies for failure to comply with the requirements of Section
20 12A08 and 12A09 of this chapter shall be as set forth in Subsections (a) and (b) of Section
21 1215 of this Code for violations of the Residential Energy Conservation Ordinance. ~~Failure to~~
22 ~~comply with the requirements of Section 12A11 of this chapter shall result in an enforcement action~~
23 ~~pursuant to Chapter 1A of the San Francisco Building Code.~~

24 (b) Exceptions. In undertaking this program of water conservation inspections, the City
25 and County of San Francisco is assuming an undertaking only to promote the general welfare.

1 It is not assuming, nor is it imposing on its offices and employees, an obligation for breach of
2 which it is liable in money damages to any person who claims that such breach proximately
3 caused injury. No civil liability, based on this ordinance, shall ensue from claims that the
4 performance of, nonperformance of, negligent performance of, untimely performance of, or
5 failure to perform in a proper manner, a water conservation inspection or audit shall cause
6 injury to any person where that inspection or audit is conducted by a utility, or representative
7 of a utility, which offers inspection, water-use survey or audit service for which no charge is
8 made to the homeowner.

9
10 SEC. ~~12A14~~ 12A13. SEVERABILITY.

11 If any provision or clause of this ordinance or the application thereof to any person or
12 circumstance is held to be unconstitutional or to be otherwise invalid by any court of
13 competent jurisdiction, such invalidity shall not affect other provisions, and clauses of this
14 ordinance are declared to be severable.

15
16 Section 2. The San Francisco Housing Code is hereby amended by amending Section
17 1211, to read as follows:

18 SEC. 1211. ENERGY INSPECTION REQUIREMENT AT TRANSFER OF TITLE.

19 (a) Prior to any transfer of title of any residential building subject to the provisions of
20 this chapter as a result of sale or exchange, the seller, or the seller's authorized
21 ~~agent~~ representative, shall obtain a valid energy inspection and shall install all applicable energy
22 conservation measures required by Section 1212 as enumerated in the energy inspection
23 form. The seller, or the seller's authorized ~~agent~~ representative, must furnish a copy of the
24 completed inspection from showing compliance with this chapter to the buyer prior to transfer
25 of title.

1 (b) Title Transfer Exemption. A transfer of a residential building by operation of law
2 rather than by purchase is exempt from the provision of this chapter. This exemption includes,
3 but is not limited to:

4 (1) Transfers pursuant to court order, including, but not limited to, transfers ordered by
5 a probate court in administration of an estate, transfers pursuant to a writ of execution,
6 transfers by a trustee in bankruptcy, transfers by eminent domain, or transfers resulting from a
7 decree for specific performance;

8 (2) Transfers to a mortgagee by a mortgagor in default, transfers to a beneficiary of a
9 deed of trust by a trustor in default, transfers by any foreclosure sale after default in an
10 obligation secured by a mortgage, or transfer by a sale under a power of sale after a default in
11 an obligation secured by a deed of trust or secured by any other instrument containing a
12 power of sale;

13 (3) Transfers by a fiduciary in the course of the administration of a guardianship,
14 conservatorship, or trust;

15 (4) Transfers from one co-owner to one or more co-owners;

16 (5) Transfers made to a spouse, *or a domestic partner registered with the State of*
17 *California*, or to a person or persons in the lineal line of consanguinity of one or more of the
18 transferors;

19 (6) Transfers between spouses *or domestic partners* resulting from a decree of
20 dissolution of a marriage *or a domestic partnership* or a decree of legal separation or from a
21 property settlement agreement incidental to such decrees;

22 (7) Transfers by the State Controller in the course of administering the Unclaimed
23 Property Law, Chapter 7 (commencing with Section 1500) of Title 10 of Part 3 of the Code of
24 Civil Procedure;

1 (8) Transfers under the provisions of Chapter 7 (commencing with Section 3691) and
2 Chapter 8 (commencing with Section 3771) of Part 6 of Division 1 of the Revenue and
3 Taxation Code;

4 (9) Transfers resulting by operation of law;

5 (10) Transfers by which title to real property is reconveyed pursuant to a deed of trust;

6 (11) Transfers for which a transfer agreement was entered into prior to the effective
7 date of this ordinance.

8 (c) Energy and Water Conservation Escrow Account. The seller, or the seller's
9 authorized ~~agent~~representative, may transfer responsibility for compliance with the minimum
10 energy conservation measures of Section 1212 and the minimum water conservation measures of
11 Section 12A10 to the buyer of the building if at the time of transfer of title:

12 (1) A valid energy inspection, within the meaning of Section 1205, and a valid water
13 conservation inspection within the meaning of Section 12A09 have ~~has~~ been made and the
14 inspection form or forms filed with the Department of Building Inspection along with notification
15 indicating that an escrow account has been set up pursuant to this Section and giving the
16 escrow holder's name and address and the escrow number;

17 (2) A written agreement signed by the buyer and seller is deposited into the escrow
18 containing the following;

19 (i) The buyer's agreement that the required energy and water conservation
20 measures will be installed within 180 days of transfer of title,

21 (ii) The seller's agreement that funds equal to one percent of the purchase price
22 indicated on the accepted purchase offer shall be retained by the escrow holder and
23 disbursed as follow:

24 (a) Upon delivery to the escrow holder of a copy of the completed
25 certificate of compliance as filed with the Department of Building Inspection within 180 days

1 after the close of escrow, the escrow holder shall, upon written instructions of the buyer,
2 disburse so much of these funds as are required to pay the provider(s) of the materials and
3 labor used to bring the property into compliance with the provisions of this chapter and Chapter
4 12A and shall disburse any surplus thereafter remaining to the seller;

5 (b) If such certificate of compliance is not delivered to the escrow holder
6 within 180 days after the close of escrow, all said funds shall be deposited into the Residential
7 Energy Conservation Account of the Repair and Demolition Fund of the City and County of
8 San Francisco established pursuant to Section 102.13 of the San Francisco Building Code
9 (Part II, Chapter I of the San Francisco Municipal Code) to be used exclusively to bring the
10 building into compliance with the provisions of this chapter and Chapter 12A, with any surplus
11 funds to be returned to the seller once compliance is achieved. No funds shall be deposited in
12 the Residential Energy Conservation Account under this Subsection ~~so~~ as long as, in the case
13 of the subject building; (A) an appeal is pending or an extension has been granted pursuant
14 to Section 1214 1213 of this chapter; (B) an appeal is pending pursuant to Section 12A11 of this
15 Code; or (C) a complaint is pending in court on behalf of the buyer or seller, or an arbitration
16 proceeding is underway between the buyer and seller, with respect to the disposition of the escrow fund
17 for the purpose of completing energy or water conservation measures pursuant to this Code.

18 (d) Notice of the Requirements of This Ordinance. The seller, or the seller's authorized
19 agent representative involved in the sale or exchange of residential building subject to the
20 provisions of this ~~ordinance~~ chapter and Chapter 12A, shall give written notice of the
21 requirements of this ordinance to the buyers. Prior to the effective date of this ordinance an
22 informational brochure specifying the energy and water conservation requirements shall be
23 made available by the Department of Building Inspection. Delivery of this brochure to the
24 buyer shall satisfy the notice requirements of this Section. Failure to give notice as required by
25

1 this Section shall not excuse or exempt the seller or buyer of a residential building from
2 compliance with the requirements of this chapter and Chapter 12A.

3
4 Section 3. The San Francisco Housing Code is hereby amended by amending Section
5 1212, to read as follows:

6
7 SEC. 1212. REQUIRED ENERGY CONSERVATION MEASURES.

8 The following energy conservation measures are required by this ordinance for a
9 residential building; provided, however, that if the owner proves, pursuant to Section 1213,
10 that the application of any energy conservation measure is not cost-effective, that measure
11 shall not be required.

12 (a) Building containing one or two dwelling units:

13 (1) Ceiling insulation to a minimum resistance level of R-19 over the entire accessible
14 attic space, provided that the existing ceiling insulation is less than R-11. Before insulation is
15 installed in a building not meeting this standard, dropped spaces in attic floors, such as those
16 above stairwells, shall be sealed effectively to limit air infiltration. Installation of ceiling
17 insulation shall be required to conform to Section 719 of the Building Code (Part II, Chapter I
18 of the San Francisco Municipal Code).

19 (2) Weatherstripping of all doors, unless fire-rated, which lead to unheated areas as
20 effectively and reliably to limit air infiltration. Doors which cannot be weatherstripped without
21 the replacement of the entire door or doorframe are exempted from this requirement, unless
22 the door is, for other reasons, being repaired or replaced. The Director, in the guidelines, shall
23 specify those types of weatherstripping which are acceptable. In determining which types of
24 weatherstripping are acceptable, the Director shall consider, among other matters, whether
25 the weatherstripping meets the energy conservation goals of this chapter and is cost-effective.

1 (3) An external water heater insulation blanket with a minimum installed thermal
2 resistance of R-6 on accessible water heaters. Installation of external water heater insulation
3 blankets shall meet any safety standards set by the Director in the guidelines. In addition, the
4 first four feet of accessible hot water pipe leading from the heater shall be insulated to a
5 minimum resistance value of R-4. If foam is used to meet the R-4 standard, it shall be a
6 closed-cell type with a minimum wall thickness of three-quarters of an inch.

7 (4) ~~Low-flow devices on all accessible showerheads having a maximum rated flow of~~
8 ~~not more than 3.0. Showerheads of the ball-joint type that cannot easily be removed from the~~
9 ~~wall without structural alteration are exempt from this requirement.~~ Replace all showerheads
10 having a maximum rated flow exceeding 2.5 gallons per minute, with those models not exceeding the
11 maximum rated flow established by the California Energy Commission, as set forth in the Appliance
12 Efficiency Regulations, California Code of Regulations, Title 20, Sections 1601 to 1608, as it may be
13 amended. Showers shall have no more than one showerhead per valve. For purposes of this
14 subsection, the term "showerheads" includes rain heads, rain tiles, or any other device that transmits
15 water for purposes of bathing.

16 (5) Caulking or sealing of all accessible major cracks and joints and other openings in
17 building exterior to reduce the loss of heated air or the entry of outside air where feasible.
18 Sealing of all accessible major openings from the conditioned living space into unheated
19 areas, including, but not limited to, those found around plumbing vent pipes, electrical wiring,
20 or furnace flue pipes.

21 (6) Insulating all accessible supply and return heating and cooling system ducts and
22 plenums, which are located in unheated areas, to a minimum resistance value of R-3 and
23 sealing of all accessible duct and plenum joints with pressure-sensitive tape or mastic.

24 (b) Building containing three or more dwelling units:
25

1 (1) All measures specified in Subsection (a) of this Section to the extent applicable to
2 the structure.

3 (2) Insulation of all accessible recirculating hot water, steam, or steam condensate
4 return piping throughout the structure to a minimum resistance value of R-4 and all hot water
5 storage tanks to a minimum resistance value of R-6;

6 (3) Cleaning and tuning of boiler units to improve combustion efficiency. Unless the
7 boiler has been cleaned and tuned to ensure peak combustion efficiency within the last five
8 years and bears a tag so certifying issued by a utility inspector or contractor regularly
9 engaged in the field of combustion efficiency, the boiler shall be cleaned and tested for
10 combustion efficiency and appropriate adjustments made to ensure peak combustion
11 efficiency by such a utility inspector or a contractor, who shall post a tag on or near the boiler
12 stating that a combustion efficiency test has been performed and peak efficiency has been
13 obtained through adjustment of the boiler's controls and cleaning where needed, and the date
14 the test was performed. In addition, all boilers shall have a permit required by Chapter 1,
15 Schedule 1-M of the Building Code;

16 (4) Repair of all hot water and steam leaks on boiler units, including replacement of
17 defective steam traps and valves;

18 (5) Time clock control burner; and

19 (6) Any interim measures adopted by the Director pursuant to Section 1217 or 1218 of
20 this chapter.

21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: _____
24 Noreen Ambrose
25 Deputy City Attorney

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