

A dark blue silhouette of a city skyline is positioned across the middle of the slide. It features various building shapes of different heights and widths. On the right side of the skyline, there is a prominent bridge with two tall towers and a central span, resembling the Golden Gate Bridge. The background is a light blue gradient.

# Dual Plumbing Ordinance – Proposed Framework

September 20, 2022

# Background

- On June 1, 2021, City Council adopted Resolution No. 2021-0166
- Study initiated in January 2022
- July 19, 2022 – Staff presented Study Findings and Recommendation to L&L

# Resolution No. 2021-0166

**Section 3. Concurrent with preparation for implementation of the New Building Electrification Ordinance, the Community Development Department and Department of Utilities shall evaluate opportunities for the expansion of water conservation standards for buildings and shall submit an update to the City Council prior to July 1, 2022, in advance of ordinance effective dates.**

# Onsite Water Reuse and Dual Plumbing

## **Phase I: 2022**

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Dual Plumbing Feasibility  
Study and Dual Plumbing  
Ordinance  
Recommendations

## **Phase II: 2023-2026**

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Onsite Water Reuse  
Treatment Feasibility  
Study

Study District-wide  
Systems

Study Program Incentives

Follow up items from July 19<sup>th</sup>

# Follow up items from July 19, 2022

## **Additional Outreach**

- Three meetings with Local 447
- Sacramento Regional Builders Exchange

## **Job Impacts**

- Reviewed 447 estimates
- UCLA & City of San Diego studies

## **Other items**

- Retrofits and other building types

# Building Size Thresholds

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- Staff were directed to investigate lower building thresholds.
- On average, annually 32 commercial nonresidential buildings are built in Sacramento.

## Commercial Buildings in Sacramento

### Buildings 100,000 sf or larger

- Apprx 7% of commercial nonresidential buildings constructed since 2010.
- Apprx 58% of the total construction valuation

### Buildings 50,000 sf or larger

- Apprx 16.5% of the total number of buildings and
- Apprx 75% of the total construction valuation.

# Construction Valuation Per Project

<p><b>Average <u>per project</u> construction valuation commercial nonresidential buildings 100,000 gsf or greater</b></p>	<p><b>\$30,749,933</b></p>
<p><b>Average <u>per project</u> construction valuation commercial nonresidential buildings 50,000-99,999 gsf</b></p>	<p><b>\$10,560,972</b></p>
<p><b>Average <u>per project</u> construction valuation commercial nonresidential buildings 20,000-49,999</b></p>	<p><b>\$4,096,486</b></p>



# Regulatory Update

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- Current plumbing code allows for the installation of rainwater and grey water reuse systems.

## SB 966

- Requires the State Water Resources Control Board to adopt regulations for onsite treatment and reuse in buildings.
- Local govts adopting programs are required to permit systems and provide oversight and enforcement of regulations.
- Regulations are expected to be delayed by up to a year, December 2023.

# Staff Recommendations

# PHASE I

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## Dual Plumbing Ordinance:

- Amend Code to require dual plumbing to reuse greywater for outdoor irrigation in certain new commercial buildings.

# PHASE I

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## Building Criteria:

- New commercial non-residential buildings
- 50,000 sq ft or greater
- Specific limited exemptions (based on use and plumbing fixture density)

# PHASE I

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- Bring the Ordinance to L&L in November 2022.
- Bring Ordinance to City Council on December 6, 2022, for adoption
- Proposed effective date: July 1, 2023

## PHASE 2

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### Study Onsite Water Reuse Treatment Requirements & Incentives

- Summer 2023 – Kick off with Stakeholders

Further study:

- the costs of treatment and O&M,
  - city and county program requirements,
  - regulatory requirements (SB 966),
  - districtwide opportunities, and
  - potential incentives.
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- Ordinance revisions by 2026