

TOWN OF LOS ALTOS HILLS

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Certificate of Compliance: Plumbing Fixtures, Smoke Alarms, Spark Arresters, and Carbon Monoxide Detectors Installation Requirements

Plumbing Fixtures



As of 1 January 2014, Senate Bill 407 requires non-compliant plumbing fixtures to be replaced with water conserving plumbing fixtures when additions, alterations, and improvements are proposed for the building.

This law applies to all structures built on or before 1 January 1994.

Plumbing requirements for all new buildings or remodels that involve plumbing fixtures are required to have the flow rates listed below:

Type of Fixture	Quantity	Non-Compliant Plumbing Fixture per Civil Code Sec 1101.3(c)	Required Water-Conserving Plumbing Fixture maximum flow-rates*
Water Closet (toilet)		≥ 1.6 gallons/flush	1.28 gallons/flush
Urinals		> 1 gallon/flush	0.5 gallons/flush
Faucet - Bathroom		> 2.2 gallons/minute	1.5 gallons/minute at 60 psi
Faucet – Kitchen		> 2.2 gallons/minute	1.8 gallons/minute at 60psi
Single Head Shower		> 2.5 gallons/minute	2.0 gallons/minute at 80 psi
Multiple Shower Heads Serving One Shower		> 2.5 gallons/minute	Flow rate of all shower heads combined = 2.0 gallons/minute at 80 psi, controlled by a single valve; or shower shall be designed to allow only one shower head or outlet to be in operation at a time.

**The flow rate requirements are per the 2019 California Plumbing Code section 403.0 & 2019 California Green Building Standards Code section 4.303.*

Carbon monoxide detectors and smoke alarms installed in your home can alert you to danger and help save lives. The California Building Code requires us to ensure you are aware of the requirements and have the smoke alarms and carbon monoxide detectors properly installed.

Carbon Monoxide Detectors

Carbon monoxide detectors are required in dwelling units where a fuel burning appliance is housed. Examples of this are any dwelling unit which has a natural gas water heater, furnace in the attached garage, living space or attic.

Carbon monoxide detectors shall be installed in the following locations:

1. Outside each sleeping area in the immediate vicinity of the bedrooms (i.e. hallway)
2. On every level of a dwelling unit, including basements

Smoke Alarms

Smoke alarms shall be installed in the following locations:

1. In each sleeping room
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms (i.e. hallway)
3. On each additional story of the dwelling, including basements and habitable attics, but **not** including crawl spaces and uninhabitable attics

The Town Building Inspector will check the installation of the alarms. If the property is not open or available for interior inspection, the property owner may self-certify the installation.

Spark Arresters

When a permit has been issued and the value of the work exceeds \$1,000, a spark arrester must be installed on all fireplace chimney if one does not already exist, per LAHMC 4-2.107. Spark arresters shall be constructed in conformance with CRC Section 1003.9.2.

To self-certify, complete this form, and turn it in prior to final inspection:

I hereby certify that I have replaced or tested or have had an individual under my direction replace or test all plumbing fixtures covered by Civil Code Section 1101.3(c) for the address and permit listed below.

Additionally, I hereby certify that I have installed carbon monoxide detectors, smoke alarms, and if applicable, spark arrestors in the above specified locations for the address and permit listed below.

Address

Permit #

Property Owner's or Contractor's Name (PRINT)

Property Owner's or Contractor's Name (SIGNATURE)

Date