City of Manhattan Beach

Water Conservation Retrofit Declaration

Effective Date: January 21, 2011 by Ordinance No. 2138
Revised January 1, 2017 by SB 407 and CALGreen

NOTICE: All residential buildings within the City of Manhattan Beach are required to be retrofitted with high efficiency water fixtures when a property is sold. This Water Conservation Retrofit Declaration is to certify that all water fixtures at the property meet the low water consumption requirements as per the current US EPA Water Sense label maximums. Compliance is a condition that must be met before close of escrow or by an Exception as described on Page 2 of this form.

1. Property Information: Parcel Number: __________________________ #Units: ________________________

   Street Number  Street Name  Unit Number
   Property Type –Check One:  SFR  Duplex  Triplex  Condominium/Townhome
   Apartment # of units: ______  Mixed Use
   Other: ______________________

2. Type of Fixture(s): (Note: gpf= gallons per flush; gpm = gallons per minute)

<table>
<thead>
<tr>
<th>Type of Fixture (compliant gpf/gpm)</th>
<th>Total Qty of Fixtures on the property</th>
<th>Qty of Fixtures that are NOT compliant</th>
<th>Qty of Fixtures that ARE compliant</th>
<th>Date Inspected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toilet (1.28 gpf or less)</td>
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<tr>
<td>Faucet (2.2 gpm or less)</td>
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<tr>
<td>Showerhead (2.5 gpm or less)</td>
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<tr>
<td>Urinal (1.0 gpf or less)</td>
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</tbody>
</table>

EXCEPTION applies? YES ☐ See Page 2 of this form. NO ☐ Continue to Item 3.

3. Signatures - All required signatures are to be on one (1) form:

   By signing below, I certify under penalty of perjury, that all water fixtures in the above mentioned property are in compliance with SB 407 and CALGreen.

   Signature(s) of Property Owner(s): __________________________
   Print Name(s): __________________________________________ Date: __________________
   Mailing Address: __________________________
   Email Address: __________________________ Phone: __________________

4. REQUIRED Signature of Licensed Plumber, General Contractor, Professional Home Inspector (such as CREIA or ASHI) or Licensed Architect:

   Signature: __________________________ Date: __________________
   Print Name: __________________________ License# __________________
   Company Name: __________________________ Phone: __________________

City of Manhattan Beach

Updated: 10-17-18 Water Conservation Retrofit - Declaration & Ordinance
Summary of the City of Manhattan Beach
Water Conservation Retrofit
Ordinance

Water Conservation Certification: Effective January 1, 2017, the City of Manhattan Beach will enforce SB 407, requiring that prior to transfer of ownership, dwellings meet specific water conserving standards for water fixtures. A plumbing permit is not required for this program, however, the owner may elect to obtain a permit and inspection for the retrofit.

Applicability: The provisions of the Ordinance apply to all residential buildings at the time of property sale, unless an exception is listed below.

Retrofit Measures: As a condition of escrow, each non-compliant fixture shall be replaced with fixtures in compliance with the California Green Building Code (CALGreen) or certify exceptions as listed below. If replacing fixtures to comply with SB 407, fixtures must adhere to CALGreen standards.

Check applicable Exception(s) and provide supporting documentation:
1. ☐ Toilets with prior valid Toilet Retrofit Declaration Certificate of 1.28 gpf.
2. ☐ New Construction plans submitted on or after January 1, 2011.
3. ☐ Foreclosure or Trustee sale, or transfer to co-owner.
4. ☐ Buyer to retrofit fixtures within 180 calendar days from title transfer date. Buyer to submit Letter of Intent at close of escrow, and sign and return Water Conservation Retrofit Transfer of Responsibility form.
5. ☐ Proposed demolition. Shall be applied for within 180 calendar days from title transfer date. Buyer to submit Letter of Intent at close of escrow, and sign and return Water Conservation Retrofit Transfer of Responsibility form.
6. ☐ Director of Community Development Department exception for:

________________________________________________________________________

Director’s Signature: __________________________ Date: ______________________

Responsibilities:
1. The seller’s and buyer’s real estate agent, real estate broker or real estate sales person involved in the transfer of property title subject to this Ordinance shall give written notice to the seller and buyer of the requirements of this Ordinance prior to the close of escrow and transfer of property title.

2. The seller and buyer shall each certify compliance with the Ordinance by signatures on the Certificate, as well as either a licensed plumber or licensed general contractor or professional home inspector (such as CREIA or ASHI) or licensed architect. A signed copy of the Water Conservation Retrofit Certificate shall be included in the transfer documentation and to the City.

Keep a copy for your files. Send completed form and supporting documentation to:

ATTN: BUILDING SECRETARY
CITY OF MANHATTAN BEACH
BUILDING & SAFETY DIVISION
1400 HIGHLAND AVE
MANHATTAN BEACH, CA 90266

Contact: Building Secretary (310) 802-5505