

ORDINANCE NO. _____

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.28 OF THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA PLUMBING CODE, 2016
EDITION

The City Council of the City of Chula Vista does ordain as follows:

Section I. Amended Chapter 15.28

That Chapter 15.28 of the Chula Vista Municipal Code is hereby amended to read as follows:

**Chapter 15.28
PLUMBING CODE***

Sections:

15.28.010 California Plumbing Code, 2016 Edition, adopted by reference.

15.28.015 Solar Water Heater Pre-Plumbing.

15.28.020 Residential Graywater Stub-out.

* Prior legislation: Prior code §§ 23.3 and 23.9; Ords. 779, 1332, 1748, 1917, 2156, 2343, 2506, 2508, 2639 and 2646.

15.28.010 California Plumbing Code, 2016 Edition, adopted by reference.

There is hereby adopted by reference the California Plumbing Code, 2016 Edition, known as the California Code of Regulations, Title 24, Part 5, including Appendices A, B, D, H, I, and J, and excluding Chapter 1, Division II of that document as copyrighted by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission. Said document is hereby adopted as the plumbing code of the City of Chula Vista for regulating the complete installation, maintenance and repair of plumbing, drainage systems, water systems, gas systems, and private sewage disposal systems on all properties and within all buildings and structures in the City. Chapter 15.06 CVMC shall serve as the administrative, organizational and enforcement rules and regulations for this chapter.

15.28.015 Solar Water Heater Pre-Plumbing.

All new residential units shall include plumbing specifically designed to allow the later installation of a system which utilizes solar energy as the primary means of heating domestic potable water. No building permit shall be issued unless the requirements of this section and the Chula Vista Solar Water Heater Pre-Plumbing Installation Requirements are incorporated into the approved building plans.

The provisions of this chapter can be modified or waived when it can be satisfactorily demonstrated to the building official that the requirements of this section are impractical due to shading, building orientation, construction constraints or configuration of the parcel.

15.28.020 Residential Graywater Stub-out.

All new detached single-family dwellings and duplexes shall include a single-source clothes washer graywater outlet and an outside stub-out to allow the later installation of a clothes washer graywater irrigation system that complies with the requirements of Section 1502.1.1 of the 2016 California Plumbing Code. The outlet and stub-out shall be installed in accordance with the Chula Vista Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction or an equivalent alternate method and/or material approved by the Building Official.

The provisions of this Section may be modified or waived when it can be satisfactorily demonstrated to the Building Official that compliance with these regulations is impractical due to construction or physical constraints, or due to site and/or soil conditions.

Section II. Findings and Declaration

The City Council of the City of Chula Vista specifically and expressly finds and declares that adding section 15.28.015 to Chapter 15.28 is necessary due to local climatic conditions. As a result of high summer ambient temperatures and periods of heat waves, average load demand and peak load demand of energy used in Chula Vista is an important factor concerning public safety and adverse economic impacts of power outages or power reductions. Facilitating the installation of solar water heating systems will have local and regional benefits in the reduction of total and peak energy use and greenhouse gas emissions.

The City Council specifically and expressly finds and declares that adding section 15.28.020 to Chapter 15.28 is necessary due to local climatic conditions. As a result of prolonged droughts exacerbated by climate change, it is anticipated that water supplies from imported sources are reduced, and furthermore, as a result of population and economic growth, demand for water is expected to increase. These impacts could limit imported water availability, lead to higher demand for local water sources and increase utility costs. Requiring single-source graywater stub-out in new residential development facilitates the use of graywater for irrigation which in turn helps address these water-related climate change impacts.

Section III. Severability

If any portion of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid, unenforceable or unconstitutional, by a court of competent jurisdiction, that portion shall be deemed severable, and such invalidity, unenforceability or unconstitutionality shall not affect the validity or enforceability of the remaining portions of the Ordinance, or its application to any other person or circumstance. The City Council of the City of Chula Vista hereby declares that it would have adopted each section, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more other sections, sentences, clauses or phrases of the Ordinance be declared invalid, unenforceable or unconstitutional.

Section IV. Construction

The City Council of the City of Chula Vista intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

Section V. Effective Date

This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2017.

Section VI. Publication

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

Presented by

Approved as to form by

Kelly G. Broughton, FASLA
Director of Development Services

Glen R. Googins
City Attorney