



IMPORTANT NEW WATER SERVICE METERING REQUIREMENTS FOR NEW RESIDENTIAL OR MIXED-USE COMMERCIAL AND RESIDENTIAL MULTI-UNIT STRUCTURES

Regulations Governing Water Service

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or submetered in compliance with State Senate Bill 7 (SB-7). SB-7 encourages conservation of water in multifamily residential rental buildings through metering infrastructure and establishes practices involving the submetering of dwelling units for water service to include appropriate safeguards for both tenants and landlords. Water service applicants must provide plans, specifications, and other forms of verification detailing meter types, installation locations, and certifications for review and compliance with water service regulations.

All developers and/or owners are required to comply with SB-7. For information on SB-7 visit https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB7.

State SB-7 Sub-Metering Guideline Highlights

Planning and Design:

1. Total water consumption (hot and cold) shall be measured for each individual residential unit in newly constructed multiunit residential structures or mixed-use residential and commercial structures.
2. All meters must be “lead free” and meet National Science Foundation (NSF) 61 and American National Standards Institute (ANSI) 372 standards.
3. Meters must be easily accessible for inspection, maintenance, and manual reading by tenants even if they are read remotely.
4. Site and or plumbing plans shall be submitted with the Application for Water Service documenting the following:
 - Meter make, model, temperature range, pressure range, and flow range;
 - The location of each meter;
 - Details of the meter, installation, access point, and signage; and
 - Notes indicating that these meters will be readily accessible by the tenants, landlord to verify meter reads as warranted.

Installation and Maintenance:

5. Installation must be in accordance with manufacturers’ specifications.
6. Installation must be compliant with the California Plumbing Code and shall be reinspected and recalibrated within the time limits specified in law or regulations.
7. Each meter and its installation must be certified by County Weights and Measures for its intended use and shall be tagged by Weights and Measures indicating that it has passed inspection.
8. Responsible party shall operate and maintain all meters and reporting requirements.