

**ASSEMBLY BILL**

**No. 2601**

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**Introduced by Assembly Member Eggman**

February 19, 2016

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An act to amend Section 17922.12 of the Health and Safety Code, relating to building standards.

LEGISLATIVE COUNSEL'S DIGEST

AB 2601, as introduced, Eggman. Building standards: residential property: graywater.

The California Building Standards Law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the California Building Standards Commission for approval and adoption.

Existing law requires the Department of Housing and Community Development to propose the adoption, amendment, or repeal of building standards to the commission relating to hotels, motels, lodging houses, apartment houses, and dwellings, and the buildings and structures accessory thereto, except as specified. Existing law requires the department to adopt and submit to the commission for approval building standards for the construction, installation, and alteration of graywater, as defined, systems for indoor and outdoor uses.

This bill would require the department, on or after January 1, 2017, to adopt and submit to the commission for approval amendments to the building standards adopted pursuant to these provisions that require that all new single-family and duplex residential dwelling units include specified components to allow the separate discharge of graywater for direct irrigation and that all new single-family residential dwelling units

include a segregated building drain for lavatories, showers, and bathtubs to allow for future installation of a distributed graywater system.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 17922.12 of the Health and Safety Code  
2 is amended to read:

3 17922.12. (a) For the purposes of this section, “graywater”  
4 means untreated wastewater that has not been contaminated by  
5 any toilet discharge, has not been affected by infectious,  
6 contaminated, or unhealthy bodily wastes, and does not present a  
7 threat from contamination by unhealthful processing,  
8 manufacturing, or operating wastes. “Graywater” includes  
9 wastewater from bathtubs, showers, bathroom washbasins, clothes  
10 washing machines, and laundry tubs, but does not include  
11 wastewater from kitchen sinks or dishwashers.

12 (b) Notwithstanding Chapter 22 (commencing with Section  
13 14875) of Division 7 of the Water Code, at the next triennial  
14 building standards rulemaking cycle that commences on or after  
15 January 1, 2009, the department shall adopt and submit for approval  
16 pursuant to Chapter 4 (commencing with Section 18935) of Part  
17 2.5 building standards for the construction, installation, and  
18 alteration of graywater systems for indoor and outdoor uses.

19 (c) In adopting building standards under this section, the  
20 department shall do all of the following:

21 (1) Convene and consult a stakeholder’s group that includes  
22 members with expertise in public health, water quality, geology  
23 or soils, residential plumbing, home building, and environmental  
24 stewardship.

25 (2) Ensure protection of water quality in accordance with  
26 applicable provisions of state and federal water quality law.

27 (3) Consider existing research available on the environmental  
28 consequences to soil and groundwater of short-term and long-term  
29 graywater use for irrigation purposes, including, but not limited  
30 to, research sponsored by the Water Environment Research  
31 Foundation.

32 (4) Consider graywater use impacts on human health.

1 (5) Consider the circumstances under which the use of in-home  
2 graywater treatment systems is recommended.

3 (6) Consider the use and regulation of graywater in other  
4 jurisdictions within the United States and in other nations.

5 (d) The department may revise and update the standards adopted  
6 under this section at any time, and the department shall reconsider  
7 these standards at the next triennial rulemaking that commences  
8 after their adoption.

9 (e) The approval by the California Building Standards  
10 Commission of the standards for graywater systems adopted under  
11 this section shall terminate the authority of the Department of  
12 Water Resources to adopt and update standards for the installation,  
13 construction, and alteration of graywater systems in residential  
14 buildings pursuant to Chapter 22 (commencing with Section 14875)  
15 of Division 7 of the Water Code.

16 (f) *On or after January 1, 2017, the department shall adopt and*  
17 *submit for approval pursuant to Chapter 4 (commencing with*  
18 *Section 18935) of Part 2.5 amendments to the building standards*  
19 *adopted pursuant to this section that require the following:*

20 (1) *That all new single-family and duplex residential dwelling*  
21 *units include the following to allow the separate discharge of*  
22 *graywater for direct irrigation:*

23 (A) *Either a separate multiple pipe outlet or a diverter valve.*

24 (B) *A stub-out installation on hookups for clothes washing*  
25 *machines.*

26 (2) *That all new single-family residential dwelling units include*  
27 *a building drain for lavatories, showers, and bathtubs, segregated*  
28 *from drains for all other plumbing fixtures and connected a*  
29 *minimum of three feet beyond the limits of the foundations, to allow*  
30 *for future installation of a distributed graywater system.*