

ORDINANCE NO. _____

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.28 OF THE CHULA VISTA MUNICIPAL CODE,
PLUMBING CODE, ADOPTING THE CALIFORNIA
PLUMBING CODE, 2022 EDITION AND LOCAL
AMENDMENTS THERETO

WHEREAS, the California Building Standards Commission requires jurisdictions within the State to begin enforcing the 2022 Editions of the California building codes on January 1, 2023; and

WHEREAS, local jurisdictions are permitted to adopt local amendments to the State building codes before they take effect; and

WHEREAS, local amendments cannot be less restrictive than the State building codes and must be based on findings that the amendments are necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, he proposed ordinance adopts the 2022 California Plumbing Code and proposes the re-adoption of section 15.28.020, Residential Graywater Stub-out with a minor change to exclude Accessory Dwelling Units from the requirement.

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, ~~2019~~ 2022 Edition, adopted by reference.

15.28.015 Repealed.

15.28.020 Residential graywater Stub-out.

15.28.010 California Plumbing Code, ~~2019~~ 2022 Edition, adopted by reference.

There is hereby adopted by reference the California Plumbing Code, ~~2019~~ 2022 Edition, known as the California Code of Regulations, Title 24, Part 5, including Appendices A, B, D, H, I, and J, as adopted by state agencies, 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 of the Chula Vista Municipal Code](#) shall serve as the administrative, organizational, and enforcement rules and regulations for this chapter.

15.28.020 Residential graywater stub-out.

All new detached single-family dwellings and duplexes, ~~excluding Accessory Dwelling Units,~~ 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 1503.1.1 of the ~~2019-2022~~ 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 ~~s~~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 specifically and expressly finds and declares that section 15.28.020 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, 2023.

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

Laura C. Black, AICP
Director of Development Services

Glen R. Googins
City Attorney