

Alternate Water Systems Ordinance (Ord. No. 2022-0031)

The Alternate Water Systems Ordinance was adopted by City Council on December 13, 2022 and will apply to building permit applications filed on or after July 1, 2023. Please review the requirements and exceptions below to determine if your project is subject to the Alternate Water Systems Ordinance.

Building Compliance Requirements and Exceptions

Building Size:

Square Footage	Requirements
9,999 sq ft or smaller	no additional alternate water system requirements
New construction 10,000 sq. ft. or larger	Gray water system for subsurface irrigation required
New construction 50,000 sq. ft. or larger	Gray water system for subsurface irrigation AND separate additional piping system that could be utilized for an on-site treated nonpotable gray water system for water closets and urinals required

The following building types are **EXEMPT** from Alternate Water Systems Ordinance requirements, regardless of building size.

- Buildings with California Building Code Chapter 3, R-2, R-2.1, R-3, R-3.1, or R-4 occupancy classification
- Additions and improvements, including tenant improvements, in existing buildings as defined in the California Building Code
- Child-care Center¹, Grocery store² to be constructed in a food desert³, mini storage, locker building⁴ or warehouse, distribution center⁵.

¹ "Child-care center" has the same meaning as defined in California Building Code section 202

² "Grocery Store" is a building or portion of a building with a California Building Code, Chapter 3, Section 309, Group M occupancy classification with more than 50% gross floor area devoted to the sale of non-taxable merchandise.

³ "Food Desert" is a census tract that has (i) a median household income at or below 80% of the Sacramento County median household income and (ii) at least 33% of the census tract's population living more than one mile from an existing grocery store.

⁴ "Mini storage, locker building" is a building that offers individually secured units or surface space for the storage of goods, other than hazardous materials, for rental to the public, each of which is accessible only by the renter of the individual unit or space.

⁵ "Warehouse, distribution center" is a building used primarily for the long-term or short-term storage of goods and materials awaiting transportation or distribution, and not generally accessible to the general public. Incidental storage, repair, and maintenance of trucks associated with the distribution of goods from the warehouse are allowed.