



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT

### BUILDING DIVISION

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### **HCD EMERGENCY GRAYWATER STANDARDS**

**Effective August 4, 2009, the California Building Standards Commission passed Chapter 16A (Title 24, Part 5, Chapter 16A, Part 1) allowing for the exemption of permit requirements for some Clothes Water Graywater Systems and or Single Fixture Graywater Systems.**

#### **If all of the conditions below are met, then no permit is required:**

**System Requirements:** 1603A.1.1 Clothes Washer System and/or Single Fixture System. A clothes washer system and/or a single fixture system in compliance with all of the following is exempt from the construction permit specified in Section 108.4.1 and may be installed or altered without a construction permit.

1. If required, notification has been provided to the Enforcing Agency regarding the proposed location and installation of a graywater irrigation or disposal system.
2. The design shall allow the user to direct the flow to the irrigation or disposal field or the building sewer. The direction control of the graywater shall be clearly labeled and readily accessible to the user.
3. The installation, change, alteration or repair of the system does not include a potable water connection or a pump and does not affect other building, plumbing, electrical or mechanical components including structural features, egress, fire-life safety, sanitation, potable water supply piping or accessibility.
4. The graywater shall be contained on the site where it is generated.
5. Graywater shall be directed to and contained within an irrigation or disposal field.
6. Ponding or runoff is prohibited and shall be considered a nuisance.
7. Graywater may be released above the ground surface provided at least (2) inches (51 mm) of mulch, rock, or soil, or a solid shield covers the release point. Other methods which provide equivalent separation are also acceptable.
8. Graywater systems shall be designed to minimize contact with humans and domestic pets.
9. Water used to wash diapers or similarly soiled or infectious garments shall not be used and shall be diverted to the building sewer.
10. Graywater shall not contain hazardous chemicals derived from activities such as cleaning car parts, washing greasy or oily rags, or disposing of waste solutions from home photo labs or similar hobbyist or home occupational activities.
11. Exemption from construction permits of this code shall not be deemed to grant authorization for any graywater system to be installed in a manner that violates other provisions of this code or any other laws or ordinances of the Enforcing Agency.
12. An operation and maintenance manual shall be provided. Directions shall indicate the manual is to remain with the building throughout the life of the system and indicate that upon change of ownership or occupancy, the new owner or tenant shall be notified the structure contains a graywater system.

**All other types of graywater systems, or noncompliance with any of the above conditions require permits and plans.**

**Graywater (1602A.0):** “Graywater” includes but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers.

**Clothes Washer System (1602A.0):** A graywater system utilizing only a single domestic clothes washing machine in a one or two-family dwelling.

**Single Fixture System (1602A.0):** A graywater system collecting graywater from one plumbing fixture or a single drain which collects graywater from more than one fixture in a one- or two-family dwelling.

**Required Area of Irrigation or Disposal Fields (1607A.0):** Irrigation or disposal fields may have one more valved zones. Each zone must be adequate size to receive the graywater anticipated in that zone. **No irrigation or disposal field shall extend within three (3) vertical feet of the highest known seasonal groundwater**, or to a depth where graywater contaminates the groundwater, ocean water or surface water. The applicant shall supply evidence of groundwater depth to the satisfaction of the enforcing agency.

**Tank Construction (1609A.0):** When system design includes a tank, specifications for the tank shall be submitted to the Enforcing Agency for approval. Such plans shall show all dimensions and other pertinent data.

**Identification (1610A.2):** Graywater distribution piping upstream of any connection to an irrigation or disposal field or a distribution valve shall be identified with the words “**CAUTION: NONPOTABLE WATER. DO NOT DRINK.**” Marking shall be at intervals not to exceed five (5) feet.

**Indoor Use of Graywater (1612A.1):** Graywater shall not be allowed for indoor use, such as flushing toilets and urinals, unless treated by an on-site water treatment system approved by the Enforcing Agency.

Table 1603A.1.4-Construction Permit Requirements:

Type of System	Permit Requirements
Clothes Washer System and/or Single Fixture System	No construction permit required if conditions in Section 1603A.1.1 are met
Simple System (250 gallons or less)	Permit and plans required unless exempted by Enforcing Agency
Complex System (More than 250 gallons)	Permit and plans required unless exempted by Enforcing Agency
Treated Graywater	Permit and plans required unless exempted by Enforcing Agency