

**FINAL EXPRESS TERMS**  
**FOR**  
**PROPOSED BUILDING STANDARDS**  
**OF THE**  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)**  
**REGARDING AMENDMENT OF THE 2007 AND 2010 CALIFORNIA PLUMBING CODE (CPC)**  
**CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5**  
**(HCD EF 01/10)**

**LEGEND FOR EXPRESS TERMS**

1. New California amendment or code language that was modified as part of first 45-day comment period (ending July 19, 2010): All such language appears in *italics*, modified language is underlined.
2. New California amendment or code language being modified as part of current 45-day comment period: All such language appears in double underlined and in italics.
3. Repealed text that was part of first 45-day comment period (ending July 19, 2010): All such language appears in ~~strikeout~~.
4. Repealed text that is part of the current 45-day comment period: All such language appears in ~~double strikeout~~.

The California Building Standards Code (California Code of Regulations, Title 24, Parts 1, 2, 3, 4, 5, 6, 7, 8, 10 & 12) is published in its entirety every three years and is effective to all buildings that submit an application for a building permit during its effective period. Each triennial edition of the California Building Standards Code becomes effective 180 days after its publication and is effective at the time an application for a building permit is submitted.

These proposed regulations will amend the 2007 edition of the California Plumbing Code (CPC) based on the 2006 edition of the Uniform Plumbing Code (UPC) of the International Association of Plumbing and Mechanical Officials (IAPMO) and the 2010 edition of the CPC based on the 2009 UPC for buildings constructed under the statutory authority of the Department of Housing and Community Development, including but not limited to, hotels, motels, one- and two-family dwellings, lodging houses, apartment houses, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, factory-built housing and other types of dwellings.

In January 2009, HCD adopted "PEX regulations" that allowed the statewide use of PEX Tubing by removing the CPC's former prohibition against using PEX. The PEX regulations have been the subject of litigation. During the litigation, the court ordered that the PEX regulations must be "vacate[d] and set aside ..." pending the Commission's preparation and certification of the Second Revised Draft Environmental Impact Report (SRDEIR). In June 2010, the Department of Housing and Community Development complied with the court's order by repealing the action taken by the Building Standards Commission in January 2009. The Commission has prepared an SRDEIR, which supports the adoption of PEX regulations and, if certified by the Commission, will constitute full compliance with the California Environmental Quality Act (CEQA). In this regulatory action, HCD proposes to adopt new PEX regulations and amend other regulations, as necessary, in order to allow the statewide use of PEX Tubing. The parties have reached a tentative settlement agreement that reflects the mitigation measures identified in the SRDEIR and additional conditions and restrictions on the use of PEX that address concerns raised after the release of the SRDEIR. These "Final Express Terms," if approved by the Commission, will implement the settlement agreement.

Section "A" of these Final Express Terms describes HCD's action to adopt the PEX regulations into the 2007 CPC on an emergency basis and will be effective upon filing with the Secretary of State, and Section "B" of these Final Express Terms describes HCD's action to adopt PEX regulations into the 2010 CPC effective January 1, 2011.

**A. The express terms adopting PEX regulations into the 2007 CPC, Chapter 6 are presented as follows:**

**CHAPTER 6  
WATER SUPPLY AND DISTRIBUTION**

**TABLE 6-4 <sup>1,2,3</sup>**

Material	Water Distribution Pipe and Fittings		Building Supply Pipe and Fittings
	Hot	Cold	
Asbestos – Cement			X
Brass	X	X	X
Copper	X	X	X
Cast Iron	X	X	X
CPVC	X	X	X
Galvanized Malleable Iron	X	X	X
Galvanized Wrought Iron	X	X	X
Galvanized Steel	X	X	X
PE			X
PE-AL-PE	X	X	X
PEX <sup>1,2</sup>	X	X	X
PEX-AL-PEX <sup>3</sup>	X	X	X
PVC			X

<sup>1</sup> When PEX tubing is placed in soil and is used in potable water systems intended to supply drinking water to fixtures or appliances, the tubing or piping shall be sleeved with a material approved for potable water use in soil or other material that is impermeable to solvents or petroleum products.

<sup>2</sup> PEX tubing shall meet or exceed the requirements of ASTM F 876-08 or an equivalent or more stringent standard when used in continuously recirculating hot water systems and the PEX tubing is exposed to the hot water 100% of the time.

<sup>3</sup> The use of PEX and PEX-AL-PEX in potable water supply systems is not adopted, for applications under the authority of the Building Standards Commission and the Division of the State Architect and the Department of Housing and Community Development.

**604.1.2 PEX** All installations of PEX pipe where it is the initial plumbing piping installed in new construction shall be flushed twice over a period of at least one week. The pipe system shall be first flushed for at least 10 minutes and then filled and allowed to stand for no less than 1 week, after which all the branches of the pipe system must be flushed long enough to fully empty the contained volume. This provision shall not apply to the installation of PEX pipe where it replaces an existing pipe system of any material.

- (1) At the time of fill, each fixture shall have a removable tag applied stating:

"This new plumbing system was first filled and flushed on \_\_\_\_\_ (date) by \_\_\_\_\_ (name). The State of California requires that the system be flushed after standing at least one week after the fill date specified above. If this system is used earlier than one week after the fill date, the water must be allowed to run for at least two minutes prior to use for human consumption. This tag may not be removed prior to the completion of the required second flushing, except by the building owner or occupant."

- (2) Prior to issuing a building permit to install PEX pipe, the building official shall require as part of the permitting process that the contractor, or the appropriate plumbing subcontractors, provide written certification that he or she will comply with the flushing procedures set forth in the code.
- (3) The building official shall not give final permit approval of any PEX plumbing installation unless he or she finds that the material has been installed in compliance with the requirements of the code, including the requirements to flush and tag the systems.
- (4) Any contractor or subcontractor found to have failed to comply with the PEX flushing requirements shall be subject to the penalties in Health and Safety Code, Division 13, Part 1.5, Chapter 6 (Section 17995, et seq.).

**604.11 PEX.** ~~[Not Adopted by DSA/SS, HCD, AGR, BSC, DHS]~~ Cross-linked polyethylene (PEX) tubing shall be marked with the appropriate standard designation(s) listed in Table 14-1 for which the tubing has been approved. PEX tubing shall be installed in compliance with the provisions of this section. All PEX pipe installed in California must provide at least 30-day UV protection.

**604.11.1 PEX Fittings.** ~~[Not Adopted by DSA/SS, HCD, AGR, BSC, DHS]~~ Metal insert fittings, metal compression fittings, and cold expansion fittings used with PEX tubing shall be manufactured to and marked in accordance with the standards for the fittings in Table 14-1. Brass fittings used with PEX tubing shall meet or exceed NSF 14-2009 standards to prevent dezincification and stress crack corrosion.

**604.11.2 Water Heater Connections.** ~~[Not Adopted by DSA/SS, HCD, AGR, BSC, DHS]~~ PEX tubing shall not be installed within the first eighteen (18) inches (457mm) of piping connected to a water heater.

**NOTE:**

Authority cited: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17995.5, 18630, 18640, 18690, 18873.1, 18873.2, 18873.4 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**Rationale:** HCD proposes to adopt the above-listed amendments into the 2007 CPC, Title 24, Part 5. In January 2009, HCD adopted amendments to the 2007 CPC that included mitigation measures based on the certified CEQA EIR. The Building Standards Commission prepared a Second Revised Draft Environmental Impact Report (SRDEIR) which supports the adoption of PEX regulations and, if certified by the Commission, will constitute full compliance with CEQA.

The mitigation measures identified in the SRDEIR (Table 6-4 footnotes 2, 3, and 4) and additional restrictions on the use of PEX address concerns raised after the release of the SRDEIR (Sections 604.1.2, 604.11, and 604.11.1).

The banners have been proposed for removal from Sections 604.11, 604.11.1 and 604.11.2 to maintain consistency with the format of this code.

**B. The express terms adopting PEX regulations into the 2010 CPC, Chapter 6 with amendments are presented as follows:**

**CHAPTER 6  
WATER SUPPLY AND DISTRIBUTION**

**TABLE 6-4**

Material	Building Supply Pipe and Fittings	Water Distribution Pipe and Fittings	Referenced Standard(s) Pipe	Referenced Standard(s) Fittings
Asbestos – Cement	X <sup>1</sup>		ASTM ...	
Brass	X	X	ASTM ...	
Copper	X	X	ASTM ...	ASME ...
CPVC	X	X	ASTM ...	ASTM ...
Ductile-Iron	X	X	AWWA...	ASME ...
Galvanized Steel	X	X	ASTM ...	
Malleable Iron	X	X		ASME ...
PE	X <sup>1</sup>		ASTM ...	ASTM ...
PE-AL-PE	X	X	ASTM ...	ASTM ...
PEX <sup>2, 3, 4</sup>	X	X	ASTM ...	ASTM ...
PEX-AL-PEX <sup>4, 2</sup>	X	X	ASTM ...	ASTM ...
PVC	X <sup>1</sup>		ASTM ...	ASTM ...
Stainless Steel	X	X	ASTM ...	

<sup>4, 4</sup> ~~For BSC, DSA/SS & HCD~~ The use of PEX and PEX-AL-PEX in potable water supply systems is not adopted for applications under the authority of the Building Standards Commission and the Division of the State Architect and the Department of Housing and Community Development.

<sup>2, 3</sup> When PEX tubing is placed in soil and is used in potable water systems intended to supply drinking water to fixtures or appliances, the tubing or piping shall be sleeved with a material approved for potable water use in soil or other material that is impermeable to solvents or petroleum products.

<sup>3, 4</sup> PEX tubing shall meet or exceed the requirements of NSF P171 CL-R, ASTM F 876-08 or an equivalent or more stringent standard when used in continuously recirculating hot water systems ~~where chlorinated water is supplied to the system~~ and the PEX tubing is exposed to the hot water 100% of the time.

**604.1.2 PEX** All installations of PEX pipe where it is the initial plumbing piping installed in new construction shall be flushed twice over a period of at least one week. The pipe system shall be first flushed for at least 10 minutes and then filled and allowed to stand for no less than 1 week, after which all the branches of the pipe system must be flushed long enough to fully empty the contained volume. This provision shall not apply to the installation of PEX pipe where it replaces an existing pipe system of any material.

(1) At the time of fill, each fixture shall have a removable tag applied stating:

"This new plumbing system was first filled and flushed on \_\_\_\_\_ (date) by \_\_\_\_\_ (name). The State of California requires that the system be flushed after standing at least one week after the fill date specified above. If this system is used earlier than one week after the fill date, the water must be allowed to run for at least two minutes prior to use for human consumption. This tag may not be removed prior to the completion of the required second flushing, except by the building owner or occupant."

(2) Prior to issuing a building permit to install PEX pipe, the building official shall require as part of the permitting process that the contractor, or the appropriate plumbing subcontractors, provide written certification that he or she will comply with the flushing procedures set forth in the code.

(3) The building official shall not give final permit approval of any PEX plumbing installation unless he or she finds that the material has been installed in compliance with the requirements of the code, including the requirements to flush and tag the systems.

(4) Any contractor or subcontractor found to have failed to comply with the PEX flushing requirements shall be subject to the penalties in Health and Safety Code, Division 13, Part 1.5, Chapter 6 (Section 17995, et seq.).

**604.11 PEX.** Cross-linked polyethylene (PEX) tubing conforming to ASTM F877 shall be marked with the appropriate standard designation(s) for the fittings specified for use with the tubing. Such marking shall not be required for PEX tubing conforming to only ASTM F876. PEX tubing shall be installed in compliance with the provisions of this section. All PEX pipe installed in California must provide at least 30-day UV protection.

**604.11.1 PEX Fittings.** Fittings used with PEX tubing shall be manufactured to and marked in accordance with the standards for the fittings referenced in Table 14-1. Brass fittings used with PEX tubing shall meet or exceed NSF 14-2009 standards to prevent dezincification and stress crack corrosion.

**NOTE:**

Authority cited: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17995.5, 18630, 18640, 18690, 18873.1, 18873.2, 18873.4 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**Rationale:** HCD proposes to adopt the above-listed amended sections into 2010 CPC, Title 24, Part 5. In January 2009, HCD adopted the UPC as a basis for the 2010 CPC with amendments that included mitigation measures based on the certified CEQA EIR. The Building Standards Commission prepared a Second Revised Draft Environmental Impact Report (SRDEIR), which supports the adoption of PEX regulations and, if certified by the Building Standards Commission, will constitute full compliance with CEQA and will allow the Commission to adopt and approve PEX regulations.

The mitigation measures identified in the SRDEIR (Table 6-4 footnotes 2, 3, and 4) and additional restrictions on the use of PEX address concerns raised after the release of the SRDEIR (Sections 604.1.2, 604.11, and 604.11.1).