



City of Manhattan Beach Toilet Retrofit Certificate

As Adopted December 21, 2010 by Ordinance No.2138

City Use Only
City Validation

As of January 21, 2011 this form to be included with all requests for Residential Building Records Reports

NOTICE: All residential buildings within the City of Manhattan Beach are required to be retrofitted with high efficiency toilets when a property is sold. This Toilet Retrofit Certificate form is used to certify that all toilets at the property meet the low water consumption requirements, as per most current US EPA Water Sense label: 1.28 gallons per flush (gpf) maximum. Compliance is a condition that must be met before close of escrow or an exception as described on the reverse side.

1. Property Address(s): _____

Property Type –Check One: SFR Duplex Condo Other: _____ #Units: _____

Assessor Parcel #: _____

2. Toilet Fixtures:

#of Bathrooms:	# of Toilets	Existing gpf	NEW gpf	Date Inspected
Toilet Fixtures:				

EXCEPTION applies, see reverse side YES NO

3. Signatures - All required signatures are to be on one (1) form:

By signing below you verify that you have read and complied with the requirements of the Retrofit Program as outlined on the back of this form.

(a) Signature(s) of Property Seller(s): _____
Date: _____

Print Name(s): _____
Mailing Address: _____
Email Address: _____ Phone: _____

(b) Signature(s) of Property Seller(s): _____
Date: _____

Print Name(s): _____
Mailing Address: _____
Email Address: _____ Phone: _____

(c) Signature of Licensed Plumber, General Contractor, Professional Home Inspector (such as CREIA or ASHI) or Licensed Architect:

Signature: _____ Date: _____

Print Name: _____ License # _____

Company Name: _____ Phone: _____

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Cashier Validation

<input type="checkbox"/> Bldg Rpt – No Deposit	<input type="checkbox"/> Bldg Rpt – With Deposit	TC 4325
CK\$ _____ # _____ From: <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Other _____		

Summary of the City of Manhattan Beach Toilet Retrofit Ordinance

Water Conservation Certification: On December 21, 2010, the Manhattan Beach City Council approved the Toilet Retrofit Ordinance, requiring that prior to transfer of ownership, dwellings meet specific water conserving standards for toilets. A plumbing permit is not required for this program; however, the owner may elect to obtain a permit and inspection for the retrofit.

Applicability: The provisions of the Ordinance apply to all residential buildings at the time of property sale, unless an exception is listed below.

Retrofit Measures: As a condition of escrow, each non-compliant toilet shall be replaced with a toilet with a maximum of 1.28 gallons per flush or certify exceptions as listed below.

Check Applicable Exception(s) and provide supporting documentation:

1. Prior valid Toilet Retrofit Certificate(s).
2. Foreclosure sale.
3. Buyer to retrofit toilets within 180 calendar days from title transfer date. Provide \$200 deposit per toilet to City, payable to City of Manhattan Beach. Deposit refundable after toilets installed and new Toilet Retrofit Certificate provided. Deposit is forfeit after 180 calendar days if a new Toilet Retrofit Certificate is not received.

Deposit Amount \$ _____ Refund to: _____

4. Proposed demolition. Shall be within 180 calendar days of title transfer date. Provide \$200 deposit per toilet to City. Deposit is forfeit after 180 calendar days if demolition permit is not enacted.

Deposit Amount \$ _____ Refund to: _____

5. ALL Existing toilets 1.6 gallons per flush. (Exempted until January 1, 2014)
6. **1.28 gpf** retrofit kits installed. Kit(s) must have UL or other recognized listing or testing agency approval.
7. Director of Community Development Department exception for:

Director Signature: _____ Date: _____

Responsibilities:

1. The seller's and buyer's real estate agent, real estate broker or real estate sales person involved in the transfer of property title subject to this Ordinance shall give written notice to the seller and buyer of the requirements of this Ordinance prior to the close of escrow and transfer of property title.
2. The seller and buyer shall each certify compliance with the Ordinance by signatures on the Certificate, as well as either a licensed plumber or licensed general contractor or professional home inspector (such as CREIA or ASHI) or licensed architect. A signed copy of the Toilet Retrofit Certificate shall be included in the transfer documentation and to the City.

AS OF January 21, 2011
ALL Requests for Residential Building Records Reports are to include:

COMPLETED SIGNED TOILET RETROFIT CERTIFICATE FORM
and SUPPORTING DOCUMENTATION

ATTN BUILDING SECRETARY
CITY OF MANHATTAN BEACH
BUILDING & SAFETY DIVISION
1400 HIGHLAND AVE
MANHATTAN BEACH CA 90266

Contact: Building Secretary (310) 802-5505 or email rbritton@citymb.info
Building Official (310) 802-5525 or email cjacobson@citymb.info