



COMMUNITY DEVELOPMENT DEPARTMENT | Building Division

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Residential Bathroom Remodels

Purpose

This checklist applies to residential bathroom remodeling projects for single-family dwellings and should only be used as a general reference guide.

Permits Required

If your project involves the removal and replacement (in kind) of electrical or plumbing fixtures only, project plans are not required, and the following items shall be subject to field verification and approval. Completion of a permit application listing the scope of work may be handled over the counter.

If the scope of work includes the reconfiguration of the bathroom layout, please bring **three (3)** sets of plans (minimum 11-in x 17-in drawings) depicting the existing and proposed bathroom floor plan and a written detailed description of the scope of work. It is important the plans clearly show all work proposed to avoid delays in permit issuance. Once a permit is issued, the scope of work is limited as defined and illustrated in the documents filed and the items to be replaced in the checklist below. See sample (figure 1) on next page. The applicant is responsible for compliance with all code regulations. If the scope of work is altered after permit issuance, the applicant shall request the permit be updated.

If the scope of work involves modifications to the structural system - removal of wall to accommodate an enlarged wall opening - a complete in-house plan review will be required. Please see the Residential Remodel / Addition handout for more specific submittal information.

Basic Code Requirements (2022 CRC, CPC, CMC, CEC, CalGreen, Title 24 Energy):

- Shower compartments and walls above bathtubs shall be finished with a smooth, nonabsorbent surface a minimum of 6-ft above the floor. (CRC R307.2)
- Gypsum backing board shall conform to ASTM C1178 (glass mat), C1278 (fiber reinforced), or C1396 (glass rock). (CRC R702.3.7). Water-resistant gypsum board ("green board") is not allowed in showers.
- No toilet or bidet fixture shall be closer than 15 in. from its center to a side obstruction with a minimum side to side width of 30 in. clear space extending 24 in. to the front. (CPC 402.5)

Safety glazing shall be required on all fixed & operable swinging, sliding, and bi-fold doors or windows where bottom exposed edge of the glazing is less than 5 ft. above the floor, or where glazing is within 2 ft. of either side of a door in the plane of the door in a closed position. (CRC R308.4.1, 303.4.2.)

Non-safety glazing is permitted on glazing that is more than 5-ft, measured horizontally and in a straight line from the water's edge of a bathtub or spa. (CRC R308.4.5)

- Provide mechanical ventilation system (exhaust fan) controlled by a humidity control capable of adjustment between 50% to a maximum of 80% relative humidity. A window will not suffice for humidity control. (CalGreen 4.506.1, CRC R303.3.1)
- Exhaust vent shall terminate 3-ft from a property line or openings into the building (such as doors, windows, operable skylights, attic vents), 10-ft from a forced air inlet and 10-ft above public walkways (CMC 502.2.1)
- At least one 120 Volt 20-amp branch circuit to supply the bathroom receptacle outlet(s). This circuit cannot supply any other outlets. (CEC Art 210.11 (C)(3))

A 20-amp circuit supplying a single bathroom is permitted to have outlets for other equipment within the same bathroom be on this circuit.

Note: The circuit is not required to be upgraded if the sheetrock is not removed and infeasibility can be verified.

- All bathroom receptacles shall be GFCI protected. (CEC Art 210.8(A)(1))
- In new or remodeled bathrooms at least one GFCI receptacle to be installed within 3-ft of the outside edge of each basin and on the wall that is adjacent to the basin location or on side or face of basin cabinet. (CEC Art 210.52(D))
- Provide at least one high-efficacy luminaire (fluorescent/LED) in each bathroom, with a wall mounted light switch outlet, controlled by a vacancy sensor. (CEC Art 210.70(A)(1), CAEC 150 (k) 2.E)
- Listed tamper-resistant receptacles required for all new 125 volt, 15- and 20-amp outlets. (CEC Art 406.12)
- The following is prohibited:(CEC Art 410.10 (D), CEC Art 406.9 (C))
 - o Cord-connected fixtures, lighting tracks, or ceiling-suspended (paddle) fans within 3-ft horizontally and 8-ft vertically from the top of tub or shower dam.
 - o Receptacles within, or directly above, a bathtub or shower stall, even if enclosed in a weatherproof enclosure.

- ❑ Light fixtures in tub/shower enclosure shall be marked “suitable for damp locations” or marked for “wet locations” where subject to shower spray. (CEC Art 410.10 (D))
- ❑ Maximum 1.28 gallons per flush for toilet fixtures. (CPC 411.2)
- ❑ Shower compartments must have a finished interior area of not less than 1,024 in² which shall facilitate the minimum diameter of a 30-in circle, and have minimum 22-inch hinged doors to swing out. (CPC 408.5 & 6)

- ❑ Pressure balanced or thermostatic mixing valves are required for shower and tub-shower combination plumbing installations. (CPC 408.3)
Note: Required when surround of tub/shower is removed or if valve is replaced.

Additional Requirements

- ❑ Installation of smoke alarms and carbon monoxide alarms. (CRC R314.2/R314.3 and R315.2/R315.3)
- ❑ All existing noncompliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures throughout the building (toilets, urinals, showerheads, lavatory, and kitchen faucets. (SB 407, CalGreen Sec 4.303.1)

Note: Smoke alarms and carbon monoxide alarms are required to be installed prior to the frame inspection.

BATHROOM REMODEL ILLUSTRATION

SCOPE OF WORK: Bathroom layout will remain the same. Work includes removal and replacement of plumbing appliances, new flooring and light fixtures.

FLOOR PLAN KEYNOTES:

1. Toilet replacement
2. Double sink replacement
3. Tub and shower enclosure surround replacement – tempered glazing
4. No changes to existing windows
5. New tile flooring

ELECTRICAL LEGEND:

Luminaire Type / Schedule Notes

- New 5-light decorative CFL bath bar fixture over mirror - standard, dimmer, or vacancy sensor switches.
- New recessed down-light LED fixtures above toilet and general areas - min. 1 fixture with vacancy sensor.
- New fluorescent surface-mounted fixtures above closet - standard, dimmer, or vacancy sensor switches.
- Energy Star bath fan with Humidistat required.
- GFCI protected outlets

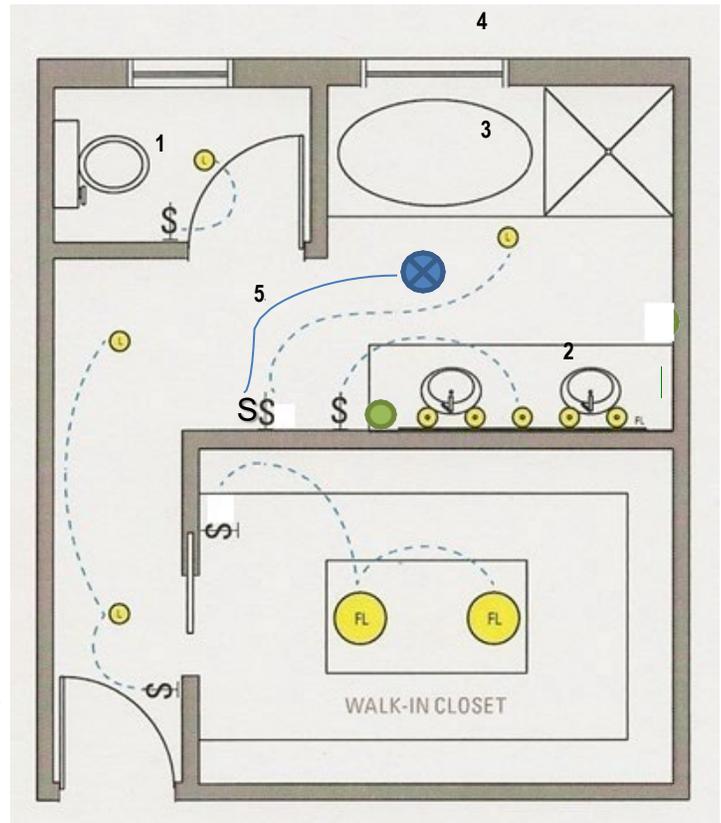


Figure 1