

Residential Bathroom Remodels

August 2004 (Rev. March 14, 2008, January 2010)

Purpose

This checklist applies to bathroom remodeling projects for single family dwellings and is to be used as a general reference guide. If the scope of work only involves the removal and replacement of plumbing, mechanical, electrical fixtures, existing window replacements and minor non-load bearing wall modifications, the following items appearing with a check mark shall be **subject to field approval**. Completion of a permit application, with the specific work to be remodeled, may be done over the counter.

What do I need to bring to obtain a bathroom remodel permit?

To apply for a permit, please bring three sets of plans (minimum 11"x17") depicting the proposed bathroom layout, including a detailed description of the scope of work. It is important that your plans clearly show all the work proposed to avoid delays in processing. Once a permit has been issued, it will be limited to the scope defined and illustrated in the documents filed. The applicant is responsible for compliance with all code regulations if unforeseen work is discovered that is not part of the permit application.

Additional information will be required for a complete plan review in-house if the work includes the removal and/or replacement of structural features such as load-bearing walls, posts, and new window or door openings. Please see the *Residential Building: Additions & Remodels* (Policy No.: B-04-06) for additional information.

Building Requirements (2007 CBC)

- Showers and tub/shower walls to be covered with a smooth, hard, nonabsorbent surface (i.e., ceramic tile or fiberglass) installed over a moisture resistant underlayment (water-resistant gypsum board) to a height of 70" above drain inlet [807.1.3]
- Allow toilet fixture clearances of 30" wide clear space minimum, extending at least 24" in front [2904]
- Safety glazing (tempered) required in the following locations:
 - a. Any portion of a wall enclosing a shower or bathtub enclosure where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet
 - b. Door enclosures for hot tubs, whirlpools, saunas, bathtubs and showers [2406.3]

Electrical Requirements (2007 CEC)

- At least one 20-amp branch circuit to supply the bathroom receptacle(s). This circuit cannot supply any other receptacle, lights, fans, etc. *Exp.: when the 20-amp circuit supplies a single bathroom, outlets for other equipment within the same room can be on this circuit* [210-11(c)(3)]
- At least one receptacle adjacent to and within 36" of each sink [210-52(d)]
- All bathroom receptacles to be GFCI protected [210-8(a)(1)]
- The following locations are prohibited:
 - a. Cord-connected fixtures, lighting tracks or ceiling-suspended (paddle) fans within 3' of horizontal edge of tub and 8' vertical above top of tub or shower dam [410.4(D)]
 - b. Receptacles within a bathtub or shower space, even if enclosed in a weatherproof enclosure [406.8(C)]
- Light fixtures in tub or shower enclosure shall be labeled "suitable for damp locations" [410.4(C)]

Plumbing & Mechanical Requirements (2007 CPC & CMC)

- Maximum 1.6 gallons per flush for toilet fixture [CPC 402.2]
- Regardless of shape, shower compartments shall have a min. 1,024 in² interior floor area, be capable of encompassing a 30" circle, and have min. 22" hinged doors to swing out [CPC 411.7, 411.6]
- Individual control valves of the pressure balance or the thermostatic mixing valve type for showers and tub-shower combination [CPC 418.0]
- Allow a min. of 3' for termination of all environmental air ducts to property lines or any openings into the building (dryers, bath and utility fans, must be 3' away from doors, windows, opening skylights & attic vents) [CMC 504.5]
- In lieu of an exterior opening for natural ventilation, install exhaust fan capable of providing 50 cfm/unit [CPC 1203.4.1, CMC 402.3, 403.7, Table 4-4 & Table 4-4, footnote 5]

Residential Lighting Requirements (2008 Energy Code)

- All permanently installed luminaires (light fixtures) shall be high efficiency OR be controlled by vacancy sensors. Vacancy sensors shall not have a control that allows them to be turned on automatically or that has an override allowing the luminaire to be always on. Recessed ceiling fixtures are IC (insulation cover) approved, equipped with electronic ballasts and must be certified AT (air-tight) [§150(k) 10, 12]