

Residential Bathroom Remodels

Rev. March 2020

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**.

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

Online Electronic Submittal Required

All plans and supporting documents shall be submitted electronically using the URL below. Please reference our Electronic Plan Review Policy (G-19-33) for submittal guidelines. If the submittal is inconsistent with our guidelines your project will be returned as incomplete.

<http://share.elkgrovecity.org/filedrop/BuildingFileDrop>

To apply for a permit, please submit one set 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 if the work includes the removal and/or replacement of structural features such as load-bearing walls, posts, and new window or door openings.

Building Requirements (2019 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 72" above drain inlet [R307.2]
- No water closet or bidet shall be set closer than fifteen inches from its center to any side wall or obstruction or closer than 30 inches center to center to any similar fixture. The clear space in front of any water closed, lavatory or bidet shall be not less than 24 inches. [CRC R307.1 and CPC 402.5]
- 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 [R308.4 CRC]

Electrical Requirements (2019 CEC)

- At least one 120 volt, 20-amp branch circuit to supply the bathroom receptacle(s). [210-23.2.3(A)(1) and (A)(2)]
- At least one receptacle shall be 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 [410.10(D)]
 - b. Receptacles shall not be installed within or over a bathtub or shower stall, even if enclosed in a weatherproof enclosure [406.9(C)]
- Light fixtures in tub or shower enclosure shall be labeled "suitable for wet locations" [410.10(A)]

Plumbing & Mechanical Requirements (2019 CPC & CMC)

- Maximum 1.28 gallons per flush for toilet fixture [Section 4.303.1 GBSC]
- 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 408.6, 408.5 CPC] Shower walls shall be finished with a hard, non-absorbent surface to a height of not less than 72" [2019 CRC R307.2]
- Individual control valves of the pressure balance or the thermostatic mixing valve type for showers and tub-shower combination with a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. [CPC 408.2 and 408.3 of 2019 CPC]

- Environmental air duct for bathroom exhaust shall terminate 3' from property lines, 10 feet from a forced air inlet and 3' from any opening into the building. [2019 CMC 502.2.1]
- Each bathroom shall be mechanically ventilated [2019 GBSC 4.506.1] Exhaust ducts shall provide 50 cfm minimum

Residential Lighting Requirements (2019 Energy Code)

- All installed luminaires shall be high efficacy in accordance with table 150.0-A. In bathrooms at least one luminaire shall be controlled by an occupancy or vacancy sensor – 2019 Energy Code 150 (k) 1, 2