



Bathroom Remodeling Handout

Community Development – Building Division
(650) 259-2330

This handout is a reference guide to a single family dwellings *residential bathroom remodeling projects*.

Bathroom remodeling that includes the reconfiguration of existing interior layout will require construction plans be drawn on a minimum 11x17 paper showing the existing residential floor plan and showing the proposed bathroom floor plan layout.

To expedite the permit issuance, it is important that the construction plans clearly shows all proposed work with the following basic requirements per current State of California Code of Regulations Title 24.

- The water closet (toilet) fixture shall have a minimum 30- inch wide clear space at each side and a 24-inch clear space in front of the fixture (CPC 402.5)
- Bathtub and shower floor and wall including bathtub with shower head shall be finished with a nonabsorbent surface up to 6 feet above the floor (CRC R307.2)
- Shower compartments must have a finished interior area of not less than 1,024 in which shall facilitate the minimum

diameter of a 30-in circle and have minimum 22-in hinged doors to swing out. (CPC 408.6)

- Shower stall shall have a minimum inside dimension of 32"x32", or a 36"x36" for neo-angle shower stall
- Pressure balanced or thermostatic mixing type shower valves are required for shower and tub-shower combination. (CPC 417.5)
- Windows inside the bathroom where the bottom exposed edge of the glazing is less than 60 inches measured verticality above standing or walking surface shall be Safety glazing. (CRC R308.4.5)

Environmental Air

- A mechanical ventilation System (environmental exhaust fan) controlled by a humidity control is required (CalGreen 4.506.1, CRC R303.3.1, CMC 402.3)

Electrical Requirements

- At least one or more 120-volt, 20-amp branch circuit is required to supply the bathroom receptacle outlet(s). This circuit cannot supply any other outlet, lights, fans, etc. (CC Art 210.11 (C) (3))
- All bathroom receptacles shall be tamper resistant receptacles, GFCI protected. (CEC Art 210.8(A)(1))
- Light fixtures shall be high efficacy (fluorescent/LED) luminaries per (Calif. Energy Code (CEC) Table 150-A) and be controlled by wall switch. When other

supplemental lighting is provided, at least one luminaire shall be controlled by an occupancy or vacancy sensor providing automatic on-off functionality (CEC 150 (k)2 (A)(E)i

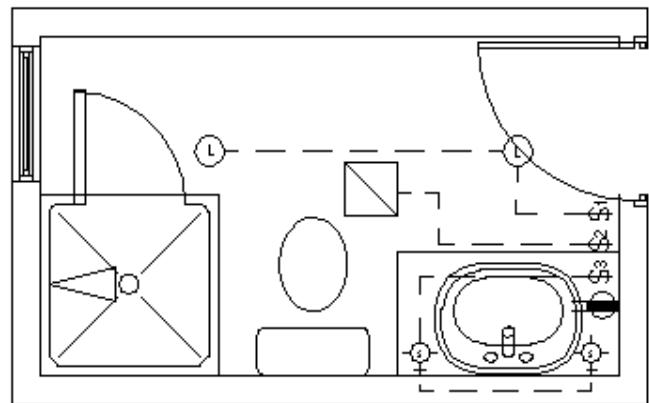
Water Conservation Measures (CalGreen 4.303.1)

- Tank-type Water Closet 1.28 gal. / flush
- Showerheads 1.8 gal. / min.
- Lavatory faucets 1.2 gal. / min.

Smoke and Carbon Monoxide Alarms (CRC R314, R315)

- Smoke alarm shall be installed in each sleeping room and each additional story of the dwelling.
- A combination smoke – carbon monoxide detector smoke detector and carbon monoxide which are used for sleeping purposes and a combination alarm shall be installed in a centrally located area

BATHROOM REMODELING



FLOOR PLAN

LEGEND

	Toilet 1.25 gal./flush	<input type="checkbox"/>	Mechanical Ventilator
	Lav. Faucet		LED Primary Lighting
	32"x32" Shower stall 2.0 gal / min shower head		Supplemental Lighting
	When using neo angle min. dimension 36"x36"		GFCI Outlet on a Dedicated
	Window with safety glazing		\$1 Primary switch to control Primary lighting