



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

If your project involves the removal and replacement (in kind) of electrical or plumbing fixtures, project plans are 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 11x17-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 check list below. See sample (figure 1). 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 (2013 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) Green board is not approved to be used in wet or high humidity locations. The backing material may be a cementitious material or gypsum board approved for this installation.
- At toilet fixture provide a minimum 30- in wide clear space extending at least 24-in in front (CPC 4015)
- Safety glazing shall be required a windows where the bottom exposed edge of the glazing is less than 5-ft above measured verticality above any standing or walking surface. Non-safety glazing is permitted on glazing that is more than 5-ft. measured horizontally and in a straight line from the waters edge of a bathtub or spa. (CRC R308.43)
- Provide mechanical ventilation System (exhaust fan) controlled by a humidity control (CalGreen 4.506.1, CRC R303.3.1, CMC 402.5)

Note: Ventilation rates are not specified in the CRC and CM, therefore as a policy, the ventilation system must have exhaust rates of 50 cfm intermittent and 20 cfm continuous. Point of exhaust vent shall be at least 3-ft from a property line or openings into the building such as doors, windows, opening skylights, attic vents. (CMC 504.5)

- At least one 20-amp branch circuit to supply the bathroom receptacle outlet(s). This circuit cannot supply any other outlet, lights, fans, etc. (CC 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.

- All bathroom receptacles shall be GFCI protected. (CEC Art 210.8(A)(1))
- In new or remodeled bathrooms at least one 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. CEC Art 210.52(D))
- Provide at least one wall switch- controlled light outlet in the bathroom. (CEC Art 210.70(A)(1))
- Listed tamper resistant receptacles required for all new 125 volt, 15 and 20 amp outlets. (CEC Art 406.11)

- The following locations are prohibited: (CEC Arts 410,10 (D), 406.8 (C))
  - Cord-connected fixtures, lighting tracks, or ceiling-suspended (paddle) fans within 3-ft of horizontal edge of tub and 8-ft vertical above top of tub or shower dam.
  - Receptacles within a bathtub / shower space, even if enclosed in a weatherproof enclosure.
- Light fixtures in tub/shower enclosure shall be labeled “suitable for damp locations” or marked for “wet locations” where subject to shower spray CEC Art 410.10(0))
- Permanently installed light fixtures shall be high efficacy (fluorescent/LED) luminaries. Low-efficacy luminaires are allowed if they are controlled by a manual-on occupant sensor. Occupancy sensor must be manual on/off and automatic off. The maximum time delay to turn off is 30 minutes after the last detected motion. Sensors cannot have an override allowing the light fixture to be continuously on. (When new lighting is installed.) (CA Energy Standards 150(k) 10,12)
- Maximum 1.28 gallons per flush for toilet fixtures (CPC 403.2.1)
- Shower compartments must have a finished interior area of not less than 1,024 in<sup>3</sup> which shall facilitate the minimum diameter of a 30-in circle and have minimum 22-in hinged doors to swing out. (CPC 408.6)
 

**Exception:** The minimum required area and dimensions shall not apply where an existing bathtub is replaced by a shower receptor having minimum dimensions of 30-in in width and 60-in in length. Pressure balanced or thermostatic mixing valves are required for shower and tub-shower combination plumbing installations. (CPC 417.5)

**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, R31 5)
- Dedicated 20 A circuit for sink area receptacles. Receptacle shall be tamper resistant type.
- Installation of water-conserving plumbing fixtures throughout the bathroom (toilets 1.28 gpf, showerheads 2.0 gpm, lavatory 13 gpm. (CPC 403, 408, CGBSC 301.1.1)
 

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

**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. New recessed downlight LED fixtures above toilet and general areas, new fluorescent surface-mounted fixtures above closet with vacancy sensor switch.

