



PLUMBING

In accordance with the 2016 California Plumbing, Energy and Green Building Codes, and California Civil Code Sections 1101.1 – 1101.9: *Any Residential Improvements* shall trigger compliance with those requirements for the upgrading of all Plumbing Fixtures to approved water-conserving types and meet the current requirements for low-flow fixtures, unless the house was constructed after 1994, or rooms with plumbing fixtures were remodeled, with a Building Permit, after 1994.

Issuance of any Building Permit for a new Kitchen or Bathroom Addition and/or Alteration requires you install new fixtures within that room or area as follows:

Water Closet	Maximum of 1.28 gallons per flush*
Bathroom Sink	Maximum of 1.2 gallons per minute**
Shower Head	Maximum of 2.0 gallons per minute***
Kitchen Sink	Maximum of 1.8 gallons per minute**

* *If your existing water closet, located within a bathroom not undergoing alteration, is identified as being 1.6 gallons per flush [or less] you do not need to upgrade that fixture.*

** *If any existing sink's faucet is identified as being 2.2 gpm [or less] you do not need to upgrade that fixture.*

*** *If your existing shower heads are identified as being 2.5 gpm [or less] you do not need to upgrade that fixture.*

For Other Rooms containing any plumbing fixtures, other than the specific room undergoing Permitted alterations, the existing plumbing fixtures shall meet the following flows, or be replaced with new compliant fixtures as identified above.

ELECTRICAL

It is required to have at least one electrical receptacle in the bathroom, not less than 12 inches nor greater than 30 inches from the edge of the sink. This receptacle shall be both GFCI protected and Tamper-resistant and on a dedicated 20 amp circuit. Lighting – at least 1 luminaire (fixture) shall be High Efficacy. All other non-High Efficacy lighting shall be controlled by a Vacancy Sensor.

Kitchens shall be provided with a minimum of 2 separate 20 amp GFCI protected receptacles serving the counter tops. This includes any counter top of 12 inches or greater. Spacing shall be at 4 foot on center for all counter top receptacles. An island requires a minimum of 1 receptacle, and one at each end when the island is 4 feet or greater in length. Dedicated 20 amp circuits shall be provided for the Refrigerator, Dishwasher, Garbage Disposal, built-in microwaves, etc. some are required to be GFCI protected, others Arc-Fault Protection. All Receptacles throughout the dwelling are required to be Tamper-Resistant where located at less than 5'8" above finish floor.

Kitchen Lighting shall be as follows. At least one luminaire shall be High Efficacy. If non-high efficacy luminaires are present – they shall not exceed 50% of the total wattage of the high efficacy luminaires.

All recessed luminaries shall be LED.

MECHANICAL

An exhaust fan may be required in the bathroom. For bathrooms that are part of an addition, or an alteration (where the bathroom is constructed in previously unconditioned space) an exhaust fan is required. The exhaust fan(s) are now required to be provided with a Humidistat Control. This can be either integral with the fan, or have a separate humidistat control switch. The exhaust fan shall be separately switched from the lights, and shall discharge to the exterior at a point at least 3 feet from any opening back into the building.