



BATHROOM REMODEL

Requirements for Permit Submittal:

Before approval and issuance of a building permit for bathroom remodel, applicant shall submit (3) three sets of plans, which are drawn to scale (or at the very minimum fully dimensioned), legible, and include the following information:

1. **Project Information:** (a) project address (b) owner's name, address, phone number (c) scope of work statement (d) sheet index indicating each sheet title and number (f) legend for symbols, abbreviations and notations used in the drawing.
2. **Existing Floor Plan** for the room or floor where the remodeled bathroom or new bathroom is located. Specify the use of all rooms and areas affected. (Note: existing floor plan may be in a schematic format and is required for reference purposes only).
3. **Proposed Floor Plan** showing layout of bathroom including the proposed interior cabinetry counter-tops, plumbing fixtures, etc. The following should be indicated on the floor plan:
 - A. Dimension on the plans the 30-inch clear width for the water closet space and 24-inch clearance in front of the water closet bowl. (CPC Sec. 407.5)
 - B. New, repaired, or altered shower compartments shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30-inch diameter circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold. The area and dimensions shall be maintained to a point of not less than seventy inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerhead, soap dishes, shelves and safety grab bars or rails. (CPC Sec.411.7).
 1. Shower doors shall open so as to maintain not less than a 22" unobstructed opening for egress (swing outward). (CPC Sec. 411.6).
 2. Shower and tub/shower walls shall be provided with a nonabsorbent surface to a height of not less than 6 ft above the floor. (CRC Sec.R.307.2)
 3. Showers and tub/showers shall be provided with pressure-balance, thermostatic, or combination pressure balance/thermostatic mixing valve controls. (CPC Sec.418.0)
 - C. Safety glazing in walls enclosing tubs/showers where the bottom exposed edge of the glazing is less than 60" above a standing surface. (CRC Sec.R308.4 Item 5).
4. **Construction Details** for any new/reframed, interior/exterior, wall/openings, headers, etc. Design calculations may be required depending on complexity of alteration and structural conditions.

5. Electrical Plan (may be combined with the floor plan) addressing the following requirements:

- A. Specify 20-amp dedicated circuit for bathroom receptacle outlets **OR** provide a dedicated 20-amp circuit for each individual bathroom being altered or added. Note: bath lighting shall not be on an outlet circuit. (CEC Art.210.11(C)(3)).
- B. Indicate at least one receptacle outlet within 3 ft of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin, or on the side or face of the basin cabinet not more than 12 inches below the countertop. (CEC Art.210.52(D)).
- C. Specify GFCI protected outlets for all bathroom receptacles. (CEC Art.210.8(A)).
- D. Specify that all added/replaced 125-volt, 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles. (CEC Art.406.11)

6. Lighting / Reflected Ceiling Plan (may be combined with floor plan and electrical plan) addressing the following requirements:

- A. Indicate all lighting as high efficacy (i.e., florescent or L.E.D). **OR** provide a manual-on occupant sensor. The manual – on occupant sensor must be turned on manually with a switch and must turn off automatically when no one is present. (CEES Sec.150(k)10).
- B. Recessed luminaries in insulated ceilings shall be rated as zero clearance insulation cover (IC), and shall include a label certifying air-tight (AT) designation.
- C. If the remodeled bathroom or toilet room is not equipped with an openable window that provides a ventilation opening of at least 1.5 sq.ft, specify mechanical ventilation with an exhaust capacity of at least 20 cfm. (CRC Sec.R303.3)
- D. Exhaust fan (if provided) shall be switched separately from lighting system. (CEES Sec.150(k)8).

7. Smoke Detectors & Carbon Monoxide Alarms: Shall be installed in the following locations when a permit is required for alterations, repairs, or additions exceeding \$1000:

- A. **Smoke Detectors (CRC Sec. R314):** (a) in each sleeping room, (b) outside each separate sleeping area in immediate vicinity of the bedrooms, (c) on each story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics.
- B. **Carbon Monoxide Alarms (CRC Sec. R315):** existing dwellings or sleeping units that have attached garages or fuel burning-appliances shall be provided with a *carbon monoxide alarm* in accordance with Section R315.1. Carbon Monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.

Carbon monoxide alarms required by Sections R315.1 and 315.2 shall be installed in the following locations:

- 1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- 2. On every level of a dwelling unit including basements.