

# One & Two-Family Dwelling Bathroom Remodels

## Purpose

This information handout applies to residential bathroom remodeling projects for one and two-family dwellings and should only be used as a general reference guide. In partial remodels, areas that are not being upgraded are allowed to remain if installed with a permit at time of original installation.

## Permits Required

If your project is limited to the removal and replacement (in kind) of electrical fixtures, plumbing fixtures, and/or wall or floor finishes, project plans are **not** required and shall be subject to field verification and approval. Your permit application can be issued as a Minor Bathroom Remodel Permit.

If the scope involves creating or relocating openings in the perimeter walls of the bathroom, a complete in-house plan review will be required. Please see the Residential Remodel / Addition handout **CDD-0253** for minimum submittal requirements.

## Typical Requirements for Bathrooms

Depending on the extent of the remodel scope, requirements from the 2019 California Residential, Electrical, Plumbing, Mechanical, Energy and Green Building Codes, may apply.

- ❑ **PLUMBING FIXTURES** - Installation of water-conserving plumbing fixtures throughout the building (toilets, urinals, showerheads, lavatory and kitchen faucets). Pressure balanced or thermostatic mixing valves are required for shower and tub-shower combination plumbing installations. (CPC 417.5)

*Note: Only required when surround of tub/shower is removed or if valve is replaced.*

- ❑ **SHOWERS** - 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)

*Note: The backing material shall be a cementitious material or gypsum board approved for this installation ("Greenboard" is not an acceptable substrate).*

Shower compartments must have a finished interior area of not less than 1,024 in<sup>2</sup> which shall facilitate the minimum diameter of a 30-in circle and accommodate a minimum 22-in hinged door to swing out. (CPC 408.5 & 408.6).

*Exception: The minimum required area and dimensions shall not apply where an existing bathtub is replaced by a shower receptor having overall dimensions of not less than 30-in in width and 60-in in length.*

- ❑ **TOILETS** - At toilet fixture or sink provide a minimum 30-in wide clear space extending at least 24-in in front. (CPC 402.5). Maximum 1.28 gallons per flush for toilets.
- ❑ **GLAZING** - Safety glazing shall be required on windows where the bottom exposed edge of the glazing is less than 5-ft above measured vertically above any standing or walking surface. (CRC R308.4.2). Non-safety glazing is permitted on glazing that is more than 5-ft, measured horizontally and in a straight line from the water's edge of a bathtub or spa. (CRC R308.4.5)
- ❑ **BATH FANS** - Provide mechanical ventilation system (exhaust fan) controlled by a humidity control. (CalGreen 4.506.1, CRC R303.3.1, CMC Table 403.7)

*Note: Ventilation rates 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. 10-ft from a forced air inlet. (CMC 502.2.1).

# Residential Bathroom Remodels

- ❑ **RECEPTACLES** - At least one 120-volt, 20-amp GFCI protected branch circuit to supply the bathroom receptacle outlet(s) located within 3-ft of each sink basin. This circuit cannot supply any other outlet, lights, fans, etc. (CEC 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. Listed tamper-resistant receptacles required for all new 125 volt, 15 and 20 amp outlets. (CEC Art 406.12(1)). Receptacles cannot be installed within a bathtub / shower space, even if enclosed in a weather-proof enclosure. Arc-fault protection required for new circuits of >6-ft extensions of existing circuits.

**LIGHTING** - Light fixtures over tub / shower enclosures shall be marked as “suitable for damp

locations” or marked for “wet locations” where subject to shower spray.

Prohibited locations: Cord-connected fixtures, lighting tracks, pendants or ceiling-suspended (paddle) fans within 3-ft of horizontal edge of a tub rim and 8-ft vertical from the top of tub rim or shower stall threshold.

All installed luminaires shall be high-efficacy in accordance with CEnC Table 150.0-A.

A minimum of one high-efficacy luminaire (fluorescent/LED) installed in each bathroom shall be controlled by vacancy sensors.

## SCOPE OF WORK:

Bathroom layout will remain the same. Work includes removal and replacement of plumbing appliances, new flooring and light fixtures.

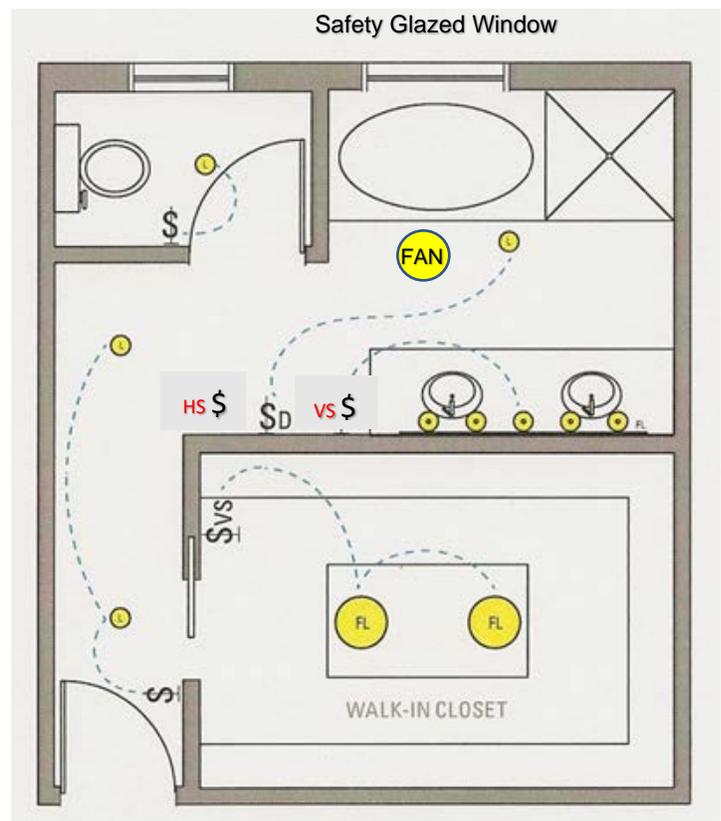
## FLOOR PLAN NOTES:

1. Water conserving toilet replacement
2. Double sink replacement w/ low-flow fixtures
3. Tub and shower enclosure surround replacement – tempered glazing
4. No changes to existing windows
5. New tile flooring

## ELECTRICAL LEGEND:

### High-efficacy Luminaire Type / Schedule Notes

1. New 5-light decorative LED bath bar fixture over mirror w/ vacancy sensor (VS)
2. New recessed down-light LED fixtures above toilet and general areas.
3. New fluorescent surface-mounted fixtures above closet with vacancy sensor switch.
4. Bath fan w/ humidistat sensor (HS) @ switch



**BATHROOM REMODEL ILLUSTRATION**