

## **Bathroom Remodel Requirements**

**(This document is part of the Approved Plan set. Comments circled require further correction.)**

### **Basic Code Requirements:**

1. A minimum of 30-inch clear width for the water closet space and 24-inch clearance in front of the water closet bowl is required. (CPC Sec. 402.5)
2. 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 at a point tangent to its centerline. 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.408.6).
3. Shower doors shall open so as to maintain not less than a 22" unobstructed opening for egress (swing outward). (CPC Sec. 411.6).
4. 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) Tile backer board fiber-cement, fiber mat reinforced cementitious backer units, glass mat gypsum backers for fiber reinforced gypsum backers shall be in compliance with ASTM C 1288, C 1325, C1178, or C 1278 (CRC R702.4.2) Install per manufacturer's installation instructions. Green/purple board backers are not approved.
5. Shower and tub/showers shall be provided with pressure-balance, thermostatic, or combination pressure balance/thermostatic mixing valve controls with a 120 F. limit. (CPC Sec. 408.3)
6. 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).
7. Provide 2x backing at shower/tub shower enclosure mounting locations.
8. Provide 2x blocking around shower pan and tub-shower surround.
9. Frameless shower enclosures are recommended to comply with American Glass Association frameless shower enclosure standards. Provide manufactures data on hinges and clamps prior to installation.

### **Electrical:**

10. At least one 20 amp branch circuit shall be provided to supply bathroom receptacles. Such circuits shall have no other outlets, such as lights, fans, receptacles in other rooms, etc. (It is okay to place multiple bath receptacle outlets on one circuit. CEC Art. 210.11 (C) (3)). *Exception: Where the 20 amp circuit supplies a single bathroom, outlets for other equipment (except large load outlets such as heater/fan/light combos) within the same bathroom shall be permitted to be supplied.*
11. At least one receptacle outlet within 3 ft of the outside edge of each basin shall be installed. 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)).
12. Install GFCI protected outlets for all bathroom receptacles. (CEC Art. 210.8(A)).
13. All added/replaced 125-volt, 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles. (CEC Art. 406.12)

**Lighting / Reflected Ceiling:**

14. At least one high-efficacy luminaire (i.e., florescent or L.E.D) is required in bathroom(s). The remaining installed luminaires may be low efficacy if controlled by a manual-on occupant sensor. Option: all fixtures may be high efficacy. 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).
15. Recessed luminaries in insulated ceilings shall be rated as zero clearance insulation cover (IC), and shall include a label certifying air-tight (AT) designation.
16. The remodeled bathroom shall be equipped with mechanical ventilation with an exhaust capacity of at least 50 cfm. (CRC Sec.R303.3; CMC 402.5 HCD1/HCD2) Exhaust fan shall be equipped with humidity control (CGBC 4.506) and switched separately from the lighting system. (CEES Sec.150 (k)8). Vent termination shall be 36" min from any property line, opening window or air inlet into the building (CMC 504.5).
17. Bathroom Lavatory Faucet: Must have a flow rate of 1.2 gallons per minute or less.
18. Toilet: Must use 1.28 gallons per flush or less.
19. Shower Heads: Must use 2.0 gallons per minute or less.

**Smoke Detectors & Carbon Monoxide Alarms:**

20. When the value of additions, alterations or repairs exceeds \$1,000, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm. (In existing dwelling units a carbon monoxide alarm is permitted to be solely battery operated where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.). Carbon monoxide alarms shall be installed outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and detectors shall be installed in accordance with this code, the current edition of NFPA 720 and manufacturer's specifications. (C.R.C R315)
21. When additions, alterations or repairs to a Group R occupancy exceed \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R occupancies, smoke detectors shall be installed in every sleeping room; outside each separate sleeping area in the immediate vicinity of the bedroom(s); on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. (To the extent practicable, alarms shall be hardwired and interconnected with existing). (C.R.C R314)