

# BATHROOM REMODELS



## What Do I Need To Provide To Obtain A Bathroom Remodel Permit?

1. A completed permit application worksheet.
2. 3 completed, securely bounded sets of plans.
3. Existing and Proposed floor plan. Note: "E" next to the existing items that will not be replaced & "N" next to new items.
4. Give the square footage of area and label adjoining rooms.
5. Minimum size of plans no smaller than 11" x "17". Drawings must be legible.
6. All Plans need to be drawn to scale. ( Minimum scale 1/4"=1' )
7. Cover Sheet to include the following: (a) Project address, (b) Owner's name, (c) Scope of work included in this permit. **Example**; new windows, new electrical service, skylights, etc.
8. Show all applicable work in detail e.g., electrical, plumbing, exhaust fan, windows, etc.
9. If you are adding any plumbing fixtures, Public Works Dept will require you to complete a Back Water Valve Certificate prior to issuance of the permit. Obtain certificate at the Public Works Dept. Complete the certificate, return one copy to PW and one copy to the Building Department.

## What Inspections Will Be Required?

1. Sub-floor repair or replacement, call for an inspection of repair before covering.
2. Rough Framing, Electrical, Plumbing and Mechanical will be inspected all at one time. Call for inspection when work is completed. Do not cover any work before inspection. Do not install any insulation prior to inspection.
3. Call for a final inspection when all work is completed. Final inspection will need to be completed before your permit expires. Expired permits will need to be renewed before any additional inspections will be performed.
4. Final inspection will include checking Smoke Detectors, Carbon Monoxide Detectors, Lighted street address, all circuit breakers properly labeled in the service or sub-panel.

## Building Requirements (2016 CRC, CPC, CEC, CMC CODES)

- Showers and tub/shower walls to be covered with a smooth, hard, nonabsorbent surface (i.e., ceramic tile or fiberglass) installed over a moisture resistant underlayment (water-resistant gypsum board) to a height of 72" above drain inlet ..... [2016 CRC R307]
- Allow toilet fixture clearances of 30" wide clear space minimum, extending at least 24" in front ..... [2016 CPC 402.5]
- Safety glazing (tempered) required in the following locations:
  - a. Any portion of a wall enclosing a shower or bathtub enclosure where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet OR within 60" Horizontally from the edge of the tub / shower.
  - b. Door enclosures for hot tubs, whirlpools, saunas, bathtubs and showers .... 2016 CRC R308.4.5

## Electrical Requirements (2016 CEC)

- At least one 20-amp branch circuit to supply the bathroom receptacle(s). This circuit cannot supply any other receptacle, lights, fans, etc. *Exp.: when the 20-amp circuit supplies a single bathroom, outlets for other equipment within the same room can be on this circuit* [2016 CEC 210.-52 (d), 210.11 (c) (3), 210.8 (A) (1)]
- At least one receptacle adjacent to and within 36" of each sink ..... [210-52(d)]
- All bathroom receptacles to be GFCI protected ..... [210-8(a) (1)]
- The following locations are prohibited:
  - a. Cord-connected fixtures, lighting tracks or ceiling-suspended (paddle) fans within 3' of horizontal edge of tub and 8' vertical above top of tub or shower dam
  - b. Receptacles within a bathtub or shower space, even if enclosed in a weatherproof enclosure ..... [410.10(d)]
- Light fixtures in tub or shower enclosure shall be labeled "suitable for damp locations" ..... [410.10(a)]

## Plumbing, Energy, Green Building & Mechanical Requirements (2016)

- Maximum 1.28 gallons per flush for toilet fixture [CGC 4.303.1.1]
- Regardless of shape, shower compartments shall have a min. 1,024 in<sup>2</sup> interior floor area, be capable of encompassing a 30" circle, and have min. 22" hinged doors to swing out ..... [CPC 408.5 & 408.6]
- Individual control valves of the pressure balance or the thermostatic mixing valve type for showers and tub-shower combination ..... [CPC 408.3]
- Allow a min. of 3' for termination of all environmental air ducts to property lines or any openings into the building (dryers, bath and utility fans, must be 3' away from doors, windows, opening skylights & attic vents) [CMC 502.2]
- Install a mechanical exhaust fan in bathrooms containing bathtubs, showers, spas and similar bathing fixtures. 2016 CGC [4.506]

## Residential Lighting Requirements (2013 Title-24 Energy Standards)

- Bathroom lighting must be High Efficacy in accordance with Table 150.0-A..... [2016 CEC 150(k) 1.A.]
- **The 2016 California Building Codes and all applicable City of Burlingame ordinances will be employed during this project.**