

## RESIDENTIAL BATHROOM REMODELS

The following are general requirements for residential bathroom remodels, based on the applicable California Code of Regulations, Title 24, at time of building application submittal [California Residential Code (CRC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Energy Efficiency Standards (CEES), California Green Building Standards Code (CGBSC)]. This handout is general information and is not considered to be all-inclusive.

### General Notes:

Work shall be installed in accordance with the approved construction documents and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. [CRC R106.4]

It shall be the duty of the permit holder to notify the Building Official when work is ready for inspection and to provide access and means for inspection of such work. All work shall remain accessible and exposed for inspection purposes until approved. Neither the Building Official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection. [CRC R109.3, CRC R109.4]

Approval, as a result of an inspection, shall not be construed to be an approval of a violation of the provisions of the California Building Standards Codes or approval of a violation of any City of Roseville ordinances.

### General Requirements:

- Shower stalls shall have a minimum finished interior of 1,024 sq. in. and encompass a minimum 30 in. diameter circle and a door with a minimum 22 inches clear opening. [CPC 408.6 and CPC 408.7]
- Shower stalls and bathtubs shall have a nonabsorbent hard surface that extends a minimum 6 feet above the floor. [CRC R327.2]
- Water closets (i.e. toilets) shall have a minimum clearance of 30 inches wide (15 inches from its center to a sidewall or obstruction) or shall have a minimum clearance of 30 inches center to center to a similar fixture. The clear space in front of the water closet shall be at least 24 inches. [CPC 402.5]

### Electrical Requirements:

- At least one receptacle outlet shall be installed in bathrooms within 3 feet of the outside edge of each sink basin. Additionally, one or more 120-volt, 20 ampere branch circuit(s) shall be provided to supply bathroom receptacle outlets within 3 feet of the outside edge of the basin(s) and any countertop or similar work surface receptacle outlets. Such circuits shall have no other outlets. All receptacles shall be GFCI protected and tamper resistant. [CEC 210.8, 210.11(C)(3), 210.52(D), 406.12]
- Lighting fixtures within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower shall be listed for a damp location or listed for a wet location; listed for wet locations is required where subject to shower spray. [CEC 410.10]
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have a dedicated readily accessible GFCI protected circuit for the motor and be UL listed. All metal cables, fittings, piping, or other metal surfaces within 5 feet of the tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. [CEC 680.70]

### Ventilation Requirements:

- An exhaust fan with a minimum ventilation rate of 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation is required in all bathrooms with a bathtub, shower, or tub/shower combination, regardless of whether or not an operable window is installed. [CRC R325.3, CMC 405.3]
- Exhaust fans and lighting shall have a separate control switch. [CEES 150.0 (k)2.G]
- Exhaust shall terminate directly to the outside. [CRC R325.3]

### Energy Lighting Requirements:

- See the [Mandatory Measures for New Lighting](#) form. [CEES 150.0(k)].

**Plumbing Requirements:**

- Any new or replaced mixing valve in a shower shall be pressure balanced to a maximum 120° F. [CPC 408.4.2]
- Any new or replaced water-filler valve shall have a temperature limiting device set to a maximum 120° F. [CPC 409.4]
- All plumbing fixtures that come in contact with a wall or floor shall be made watertight. [CPC 402.2]
- A single head shower requires a minimum 2” trap and trap arm, including a shower/tub combo conversion to shower pan only. [CPC Table 702.1]
- New waste pipe shall be on test for inspection (coordinate with your building inspector).
- For all building alterations or improvements, the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures within the area of work. The following table shows the maximum flow rates for various fixtures [CGBSC 4.303]:

Plumbing Fixture	Max. Flow Rate
Bathroom Faucet	1.2 gallons per minute at 60 psi
Water Closet (Toilet)	1.28 gallons per flush
Showerhead	1.8 gallons per minute at 80 psi

**Safety Glazing Requirements [CRC R324]:**

Safety glazing is required for each pane that is located within a hazardous location as defined below:

- Glazing in fixed and operable panels of swinging, sliding, and bi-fold doors with glazed openings larger than 3 inches in diameter;
- Glazing within 24 inches of the same plane as a door;
- Glazing when on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door;
- Glazing in windows that are larger than 9 square feet and with the bottom edge less than 18 inches above the floor and a top edge more than 36 inches above the floor;
- Glazing in walls or enclosures containing showers, bathtubs, or similar components that are less than 60 inches above the floor.

**Smoke Alarms [CRC R310.3]:**

Smoke detectors are required at the following locations:

- In each sleeping room;
- Outside each separate sleeping room in the immediate vicinity of the bedrooms and located a minimum 3 feet away from a bathroom containing a bathtub or shower;
- On every occupiable level including basements and habitable attics;
- Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm;
- In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches or more.
- Within the room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft.

**Carbon Monoxide Detectors [CRC R311.3]:**

Carbon monoxide detectors are required at the following locations:

- Outside each separate sleeping room in the immediate vicinity of the bedrooms;
- On every occupiable level including basements and habitable attics;
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, the alarm shall be installed within the bedroom.

**VERIFICATION STATEMENT:**

I, the undersigned, verify for \_\_\_\_\_ [project address that the bathroom remodel shall comply with all applicable California Building Standards Codes.

\_\_\_\_\_  
[Print Name ]

\_\_\_\_\_  
[Signature ]

\_\_\_\_\_  
[Date ]

Relationship to Project:  Owner or Representative     Designer     Contractor or Representative