



**Building and Safety
Permit Service Center**

All plans must be submitted in electronic format as an unsecured, flattened PDF with embedded fonts. Minimum 11"x17" sheet size.

This checklist is intended to provide information and improve consistency in local application and enforcement of the California Building Code requirements as they may apply to this project.

Numbers in parenthesis refer to code sections of the 2022 edition of the California Residential Code (CRC), California Electrical Code (CEC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Energy Code (CEnc) and California Green Building Standards Code (CGBSC).

Building and Safety

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Code Compliance Checklist

BATHROOMS AND LAUNDRY

Project Information

Project Address:

Permit Number:

Permit Submittal Requirements

Schematic Site Plan showing building footprint with distances to property lines. The site plan shall also contain project information (i.e., project address, owner's information, scope of work statement).

Floor Plan (Existing and Proposed) showing the use of all rooms and areas, locations of all the improvements requiring a permit, locations of all interior cabinetry and appliances. See Code Requirements below for any additional guidance.

Electrical/Mechanical/Plumbing Plan specifying the locations of electrical switches, receptacles, lighting fixtures, exhaust fans, plumbing fixtures, etc. See Code Requirements below for any additional guidance.

Code Requirements

Water Closet Setting: Water closet shall be set no closer than 15 inches from its center to any side wall or obstruction nor closer than 30 inches center to center to any other plumbing fixture. [CPC 402.5]

Water Closet Clearance: The minimum clear space in front of the water closet shall be not less than 24 inches. [CPC 402.5]

Shower Size: Shower compartment 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 70 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 408.6]

Shower Doors: Shower doors shall open outward so as to maintain a 22 inch unobstructed opening width. [CPC 408.5]

Backing Board Materials: Shower and tub/shower walls shall be provided with a moisture resistant underlayment (e.g., fiber-cement backer board, fiber-reinforced gypsum panel, glass mat gypsum backing panel, or fiber mat reinforced cementitious backer units) to a minimum height of 72 inches above the floor. [CRC R307.2, R702.4].

Water Conserving Plumbing Fixtures:

- Maximum flow rate for water closets is 1.28 gallons per flush. [CPC 411.2]
- Maximum flow rate for showerheads is 1.8 gallons per minute. For multiple showerheads serving one shower, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 pounds per square inch, or the shower shall be designed to allow only one shower outlet to be in operation at a time. A handheld shower is considered a showerhead. [CPC 408.2]
- Flow rate for lavatory faucets is 1.2 gallons per minute maximum and 0.8 gallons per minute minimum. [CPC 407.2.2]
- Prior to final inspection all non-compliant plumbing fixtures shall be upgraded with water-conserving fixtures as required by Civil Code 1101.1.

- A completed and signed certificate of compliance shall be provided to the Building Inspector.

Electrical Requirements:

- At least one 120-volt, 20-amp circuit shall be provided to supply the bathroom's receptacle outlets or provide a dedicated 20-amp circuit for each individual bathroom being altered. Bathroom lighting shall not be on an outlet circuit. [CEC 210.11(C)3]
- At least one 20-amp circuit shall be provided for laundry appliances. This circuit shall have no other outlets. [CEC 210.11(C)2]
- At least one receptacle outlet shall be provided within 3 feet 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 counter top. [CEC 210.52(D)]
- All receptacle outlets in the remodeled bathroom(s) and in laundry area shall be GFCI protected. Ground fault circuit interrupters shall be located in a readily accessible location. [CEC 210.8(A)]
- Receptacles are installed within 6 feet of the outside edge of a sink, bathtub or shower stall shall be GFCI protected. [CEC 210.8(A)]
- All added/replaced receptacles shall be listed tamper-resistant [CEC 406.12]

Lighting Requirements:

- All installed luminaries shall be high efficacy. [CEnC 150.0(k)1A and Table 150.0-A]
- In bathrooms and laundry rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. [CEnC 150.0 (k)2I]
- Luminaries recessed into insulated ceilings: (a) shall be listed for zero clearance insulation cover (IC rated); (b) shall include a label certifying air tight (AT) with air leakage less than 2.0 CFM at 75 pascals; (c) shall be sealed with a gasket or caulk between the luminary housing and ceiling; (d) if recessed lights are equipped with ballasts, shall allow ballast maintenance and replacement without requiring cutting of holes in the ceiling; and (e) shall not contain screw base sockets. [CEnC 150.0(k)1C].
- All luminaries installed in damp locations shall be marked "Suitable for Wet Locations" or "Suitable for Damp Locations". [CEC 410.10 (D)]

Ventilation Requirements: Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated and shall comply with the following: [CRC R303.3, CEnC 150.0(o) and CGBSC 4.506.1]

- Fans shall be Energy Star compliant and ducted to terminate outside the building.
- Bathroom exhaust fan(s) must be controlled by a humidity control which shall be readily accessible.
- A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built in).
- Exhaust fans shall be switched separately from lighting system. [CEnC 150.0(k)2G]
- Toilet rooms, which are not equipped with a window that provides a ventilation opening of at least 1.5 square feet, shall be provided with mechanical ventilation with an exhaust capacity of at least 50 cubic feet per minute. [CRC R303.3]
- Termination of all environmental air ducts (e.g., bath fan, dryer vent, etc.) shall be at least 3 feet from a property line and from openings into the building, and 10 feet from a forced air inlet. [CMC 502.2.1]

Dryer Moisture Exhaust: Moisture exhaust duct shall terminate to the outside and shall be equipped with a back-draft damper. Exhaust duct length is limited to a combined horizontal and vertical length of 14 feet with 2 elbows. Two feet shall be deducted for each 90 degree elbow in excess of two. [CMC 504.4.2.1 and 504.1.1]

Laundry Makeup Air: A minimum opening of 100 square inches for makeup air shall be provided in the laundry closet door or by other approved means. [CMC 504.4.1]

Building Envelope Modifications: Exterior wall, floor and roof framing spaces opened up during the course of remodel shall be insulated. R-13 (2x4 wall), R-19 (2x6 wall), R-19 (floor), R-22 (attic roof), and R-19 (cathedral ceiling) insulation. [CEnC 150.0(a)(c)(d)]

Glazing and Wet Surfaces: Safety glazing shall be provided in walls or enclosures containing bathtubs or showers, or facing tubs where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa or whirlpool. [CRC R308.4.5]

Window Modifications: Replacement and new windows shall have a U-factor equal to 0.32 or lower. Exceptions: Replacement skylights, or new skylights up to 16 square feet, may have a U-factor of 0.55. When 75 square feet or less of fenestration is replaced windows may have a U-factor of 0.40. [CEnC 150.2(b)1]
For window modifications in Hillside Fire Zones 2 and 3, refer to Window and Door Code Compliance Checklist.

Smoke Alarms: Dwellings are to be equipped with smoke alarms installed in the following locations: [CRC 314.3]

- In each existing sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each story including basements and habitable attics but not including crawl spaces and uninhabitable 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 required smoke alarm.
- In a hallway serving bedrooms and in a room open to the hallway, where the ceiling height if the room open to the hallway exceeds that of the hallway by 24 inches or more.

Carbon Monoxide Alarms: Dwellings that have attached garages with an opening that communicates with the dwelling unit, or fuel burning appliances, or fire place are to be equipped with carbon monoxide alarms installed in the following locations: [CRC 315.3]

- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On every occupiable level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom. A carbon monoxide alarm shall be installed within the bedroom.

Alarm Interconnection and Power: Smoke and carbon monoxide alarms are required to be interconnected such that activation of one alarm will activate all of the alarms and shall receive their primary power from the building wiring. Exception: Where repairs or alterations to existing buildings do not result in the removal of wall and ceiling finishes and there is no access by means of attic, basement or crawl space. [CRC R314 and R315]

Additional:

I certify that I have read and acknowledged all of the Code Requirements noted above. I accept full responsibility for complying with all of the above requirements, as applicable to my project. I further agree that if I fail to comply with the code requirements, due to error or omission, I will correct all deficiencies prior to final inspection.

Name

Signature

Date

Check One:

Contractor

Owner

Owner's Agent