



## BATHROOM REMODEL REQUIREMENTS

A permit is required for bathroom remodels that include the removal & replacement and/or relocation of toilets, sinks, tub/showers, replacement/alteration to the electrical, or removal & replacement of gypsum board.

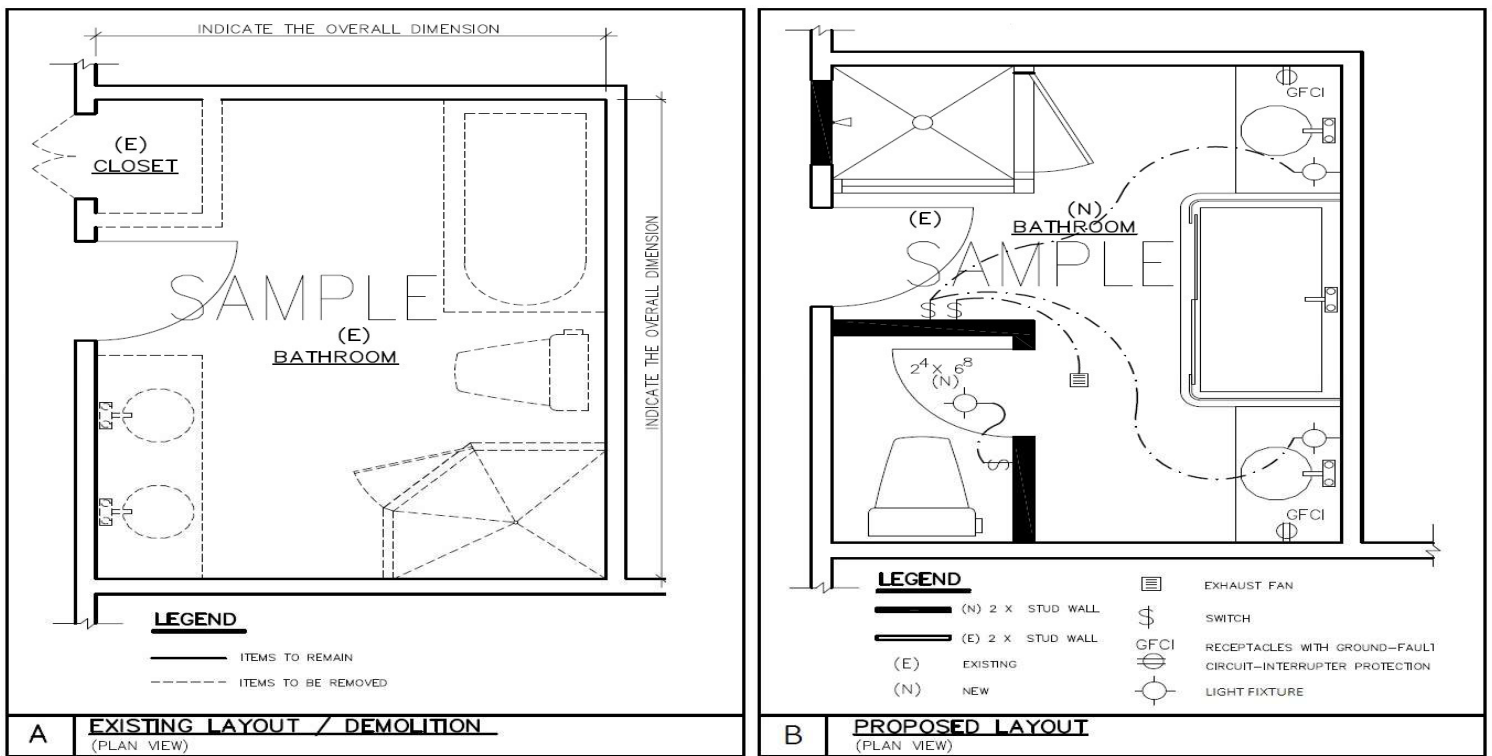
### Applicable codes:

- 2025 California Building Code, Residential Code with local amendments.
- 2025 California Energy Code, Cal Green Code with local amendments.
- 2025 California Plumbing, Mechanical, and Electrical Code with local amendments.

### Submit 2 sets of plans which consist of the following (if applicable):

- ✓ Floor Plan – Show existing, demo and proposed layout.
- ✓ Electrical Plan – Show location of proposed lighting fixtures, outlets, switches, etc.
- ✓ Framing details and connections, if walls are being relocated. Note if demolished walls are load bearing, **engineering may be required.**

### Sample Bathroom Layout (Clearly list out the scope of work on the plans):



**This handout is for information and reference only and is not a substitute for plans prepared for each project.** See page 2 for a checklist of code requirements for residential bathroom remodels. Compliance to all applicable code requirements and notes must be shown on the plans for review and approval.

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may apply beyond what is in this handout as seen appropriate by the Building and Safety Division.



## BATHROOM REMODEL REQUIREMENTS

### A. General Building Comments

- **Note on Plans:** All work must comply with the 2025 California Residential Code, 2025 California Building Code, 2025 California Electrical Code, 2025 California Mechanical Code, 2025 California Plumbing Code, 2025 California Energy Code, and 2025 California Green Building Code.
- Provide bathroom exhaust fan controlled by a humidistat for each bathroom containing a bathtub, shower, or combination for purpose of humidity control (R325.2; CGBC 4.506.1). Mechanical ventilation shall be minimum 50 CFM intermittent or 20 CFM continuous ventilation (CRC R325.2). Fans shall be ENERGY STAR compliant. (CGBS 4.506.1(1)).
- Bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 6'-8". (CRC R313.1).
- A Tempered window is required if the window located less than 60 inches measured horizontally from the edge of a bathtub and shower and less than 60" inches measured vertically above any standing or walking surface of bathtub and shower (CRC R324.4.5).
- Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface extending to a height of not less than 6 feet above the floor. (CRC R327.2).

### B. Electrical Comments

- Provide a 20-amp GFCI protected outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located not more than 12" below the countertop. [CEC Section 210.52(D)]. A one or more 20-amp branch circuit shall be provided to supply bathroom receptacle outlet(s). Such circuits shall have no other outlets. [CEC 210.11(C)(3)]. Exception: This circuit may serve more than one bathroom.
- All 15-20 Amps receptacles installed in bathrooms shall be protected with GFCI and listed tamper resistant [CEC 210.8(A)(1)] [CEC 406.12]
- All luminaires installed in wet location shall be marked, 'suitable for wet location.' All luminaires installed in damp locations shall be marked 'suitable for wet location' or 'suitable for damp location'. [CEC 410.10(A)]

### D. Plumbing Comments

- The shower compartment shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30-inch diameter circle. (CPC 408.6).
- No water closet or bidet shall be set closer than 15 inches from its center to a side wall or obstruction or closer than 30 inches center to center to a similar fixture. The clear space in front of a water closet, lavatory, or bidet shall be not less than 24 inches (CPC 402.5)
- Shower doors must not encroach into the required thirty (30) inch circle. Shower doors shall swing out and open to maintain a minimum twenty-two (22) inch unobstructed opening for egress. (CPC 408.5).
- All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve. (CPC 408.3). The maximum water temperature discharging from an individual showerhead shall be limited to 120°F (CPC 408.3.2)
- Unless otherwise listed, all bathtubs and whirlpool bathtubs shall comply with the following (CPC 409): A removable panel shall be provided to access and remove the pump. Whirlpool pump access located in the crawl space shall be located no more than twenty (20) feet from an access door, trap door, or crawl hole. (CPC 409.6)

### C. Cal Green Comments

- Water closets: The effective flush volume shall not exceed 1.28 gallons per flush. (CGBC 4.303.1.1)
- Lavatories: Lavatory faucets shall have a maximum flow rate not to exceed 1.2 gallons per minute at 60 psi. The minimum flowrate shall not be less than 0.8 gallons per minute at 20 psi. (CGBC 4.303.1.4.1)
- Shower heads: Single shower heads and multiple showerheads serving one shower shall have a maximum flow rate of 1.8 gallons per minute at 80 psi. (CGBC 4.303.1.3.1)

### E. Title 24 Energy Comments

- All bathroom luminaires shall be high-efficacy (CEnC 150.0(k)1A) and at least one luminaire shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality. (CEnC 150.0(k) (E)
- Fixtures recessed into ceilings shall be listed for zero clearance insulation contact (IC), have a label that certifies that the fixture is airtight with air leakage less than 2.0 CFM at 75 Pascals (AT), be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk (CEnC 150.0(k)1C)
- Exhaust fans shall be switched separately from lighting systems. (CEnC 150.0(k)2(G))

**Note: Dwelling units shall be equipped with smoke and carbon monoxide alarms in accordance with (R310& R311)**