

Residential Bathroom Remodel

A permit is required for bathroom remodels that include the replacement of the tub/shower enclosure, relocation of plumbing fixtures or cabinets, or if additional plumbing fixtures will be installed. A permit is not required for replacement of plumbing fixtures (sink or toilet) in the same location. If a permit is required, it shall be obtained prior to the start of the remodel.

The following is a listing of the general requirements based on the 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Plumbing Code, 2022 California Energy Efficiency Standards and 2022 CGBS Code. This brochure is intended to provide general information, contact the Building Division for any questions or additional information.

You will need to submit an existing and proposed floor plan.

Tub/Shower Requirements

- Any new or replaced mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120°F. Any new or replaced water-filler valve in bathtubs/whirlpools shall have a temperature limiting device set at a maximum of 120°F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3)
- Shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30" diameter circle, and any doors shall swing out of the enclosure and have a clear opening of 22" minimum. (CPC 408.6)
- Glazing in any portion of the shower, bathtub, or Hydro massage tub enclosure shall be safety glazing (i.e., tempered glass) when the bottom edge of the glazing is less than 60" above standing surface of the unit (CRC R308.4.5)
- Shower stalls and bathtubs with shower heads installed, shall have walls finished with a non-absorbent surface for a minimum of 6' (72") above the floor. (CRC R307.2)
- Hydro-massage tubs (i.e., Jacuzzi tubs) shall have motor access, a GFCI protected dedicated circuit, and be UL listed. All metal cables, fittings, piping, or other metal surfaces within 5' (60") of the inside wall 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 680.70/680.71)

Electrical/Lighting Requirements

- All receptacles shall be GFCI protected and tamper-resistant (TR). (CEC 210.8 & 406.12)
- 50 CFM min. ventilation required in all bathrooms (rooms with tub, shower, spa, etc.) (2.CMC T403.7)
- Lighting fixtures located within 3' horizontally and 8' vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. (CEC 410.10 D)
- Bathrooms to have at least (1) high-efficacy light fixture AND all other bathroom lights to be high-efficacy or controlled by a vacancy sensor (CEnc Lighting Mandatory Measures (150.0(k))

Other Requirements

- The water closet shall have a minimum 30" width clearance (15" on center) and 24" clearance in front. (CPC 402.5)
- Where the water closet (or another plumbing fixture) meets the wall or floor, the joint shall be caulked and sealed to be made watertight. (CPC 402.6)
- Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms and each area/hallway adjacent to sleeping rooms and each story of the building including basements.
- Carbon monoxide alarms shall be installed on the ceiling or wall in all areas/hallways adjacent to sleeping rooms as well as each story of the building and basement.
 - Carbon monoxide alarms are not required if there are no fuel-burning appliances and where the garage is detached from the house.