

One & Two-Family Dwelling Bathroom Remodels

Purpose

This information handout applies to residential bathroom remodeling projects for one and two-family dwellings and should only be used as a general reference guide. In partial remodels, areas that are not being upgraded are allowed to remain if installed with a permit at time of original installation.

Permits Required

If your project is limited to the removal and replacement (in kind) of electrical fixtures, plumbing fixtures, and/or wall or floor finishes, project plans are **not** required and shall be subject to field verification and approval. Your permit application can be issued as a Minor Bathroom Remodel Permit.

If the scope involves creating or relocating openings in the perimeter walls of the bathroom, a complete in-house plan review will be required. Please see the Residential Remodel / Addition handout [CDD-0253](#) for minimum submittal requirements.

Typical Requirements for Bathrooms

Depending on the extent of the remodel scope, requirements from the 2025 California Residential, Electrical, Plumbing, Mechanical, Energy and Green Building Codes, may apply.

- ❑ **PLUMBING FIXTURES** - Installation of water-conserving plumbing fixtures throughout the building are required per CGBSC 4.303.1. The affected flush volume of all water closets shall not exceed 1.28 gallons per flush (CGBSC 4.303.1.1). The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute (CGBSC 4.303.1.4.1). Shower heads shall have a maximum flow rate of not more than 1.8 gallons per minute (CGBSC 4.303.1.3.1). The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute (CGBSC 4.303.1.4.4). Pressure balanced or thermostatic mixing valves are required for shower and tub-shower combination plumbing installations. (CPC 408.3).

Note: Only required when surround of tub/shower is removed or if valve is replaced.

- ❑ **SHOWERS** - Shower compartments and walls above bathtubs shall be finished with a smooth, nonabsorbent surface a minimum of 6-ft above the floor. (CRC R327.2)

Note: The backing material shall be a cementitious material or gypsum board approved for this installation ("Greenboard" is not an acceptable substrate).

Shower compartments must have a finished interior area of not less than 1,024 in² which shall facilitate the minimum diameter of a 30-in circle and accommodate a minimum 22-in hinged door to swing out. (CPC 408.6).

Exception: The minimum required area and dimensions shall not apply where an existing bathtub is replaced by a shower receptor having overall dimensions of not less than 30-in in width and 60-in in length.

- ❑ **TOILETS** - At toilet fixture or sink provide a minimum 30-in wide clear space extending at least 24-in in front. (CPC 402.5). Maximum 1.28 gallons per flush for toilets.
 - ❑ **GLAZING** - Safety glazing shall be required on windows where the bottom exposed edge of the glazing is less than 5-ft above measured vertically above any standing or walking surface. (CRC R308.4.5). Non-safety glazing is permitted on glazing that is more than 5-ft, measured horizontally and in a straight line from the water's edge of a bathtub or spa. (CRC R324.4.5)
 - ❑ **BATH FANS** - Provide mechanical ventilation system (exhaust fan) controlled by a humidity control. (CGBSC 4.506.1, CRC R303.3.1, CMC Table 403.7)
- Note: Ventilation rates must have exhaust rates of 50 cfm intermittent and 20 cfm continuous.*
- Point of exhaust vent shall be at least 3-ft from a property line or openings into the building such as doors, windows, opening skylights, attic vents. 10-ft from a forced air inlet. (CMC 502.2.1).

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- ❑ **RECEPTACLES** - At least one 120-volt, 20-amp GCFI protected branch circuit to supply the bathroom receptacle outlet(s) located within 3-ft of each sink basin. This circuit cannot supply any other outlet, lights, fans, etc. (CEC Art 210.11 (C)(3)). A 20-amp circuit supplying a single bathroom is permitted to have outlets for other equipment within the same bathroom be on this circuit. Listed tamper-resistant receptacles required for all new 125 volt, 15 and 20 amp outlets. (CEC Art 406.12(1)). Receptacles cannot be installed within a bathtub / shower space, even if enclosed in a weather-proof enclosure. Arc-fault protection required for new circuits of >6-ft extensions of existing circuits.

- ❑ **LIGHTING** - Light fixtures over tub / shower enclosures shall be marked as "suitable for damp locations" or marked for "wet locations" where subject to shower spray.

Prohibited locations: Cord-connected fixtures, lighting tracks, pendants or ceiling-suspended (paddle) fans within 3-ft of horizontal edge of a tub rim and 8-ft vertical from the top of tub rim or shower stall threshold.

All installed luminaires shall be high-efficacy in accordance with CEC Table 150.0-A.

A minimum of one high-efficacy luminaire (fluorescent/LED) installed in each bathroom shall be controlled by vacancy sensors.

SCOPE OF WORK:

Bathroom layout will remain the same. Work includes removal and replacement of plumbing appliances, new flooring and light fixtures.

FLOOR PLAN NOTES:

1. Water conserving toilet replacement
2. Double sink replacement w/ low-flow fixtures
3. Tub and shower enclosure surround replacement – tempered glazing
4. No changes to existing windows
5. New tile flooring

ELECTRICAL LEGEND:

High-efficacy Luminaire Type / Schedule Notes

1. New 5-light decorative LED bath bar fixture over mirror w/ vacancy sensor (VS)
2. New recessed down-light LED fixtures above toilet and general areas.
3. New fluorescent surface-mounted fixtures above closet with vacancy sensor switch.
4. Bath fan w/ humidistat sensor (HS) @ switch

BATHROOM REMODEL ILLUSTRATION

