



RESIDENTIAL BATHROOM REMODEL GUIDE

Permit Information

A permit is required for bathroom remodels that include the replacement of the tub/shower enclosure, relocation of plumbing fixtures, 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. Plans will be required if walls are removed, added, altered, and/or if any fixtures are removed, added or relocated. All requirements shall conform to the adopted codes. This guide is intended to provide general information. Please contact the Community Development Department for any questions or additional information.

Getting Started

- Bathroom remodels require compliance with the following codes: 2022 California Residential Code (CRC), California Electrical Code (CEC), California Plumbing Code (CPC), California Energy Code (CEnc), California Green Code (CalGreen), and California Mechanical Code (CMC).
- A building permit may only be issued to a State of California Contractor or the Homeowner. If the homeowner hires workers, state law requires the homeowner to obtain worker's compensation insurance.
- When a permit is required for an alteration, repair or addition exceeding one thousand dollars (\$1,000) to an existing dwelling unit that has an attached garage or fuel-burning appliance, the dwelling unit shall be provided with smoke and carbon monoxide alarms in accordance with the California Residential Code. (R314 & R315)
- Per California Civil Code Article 1101.4 and CALGreen Section 301.1, for homes built on or before January 1, 2017, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded. Water closets with a flow rate in excess of 1.6 gpf will need to be replaced with water closets with a maximum flow rate of 1.28 gpf. Shower heads with a flow rate greater than 2.5 gpm will need to be replaced with a maximum 1.8 gpm shower head. Lavatory and kitchen faucets with a flow rate greater than 2.2 gpm will need to be replaced with a faucet with maximum flow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets). Please note this requirement on the plans.
- Construction waste management. All additions/alterations to residential buildings or projects that are subject to CALGreen shall comply with the Construction and Demolition (C&D) requirements for the City of Marina. Please contact the Building Division for our C&D Recycling Guide.

Bathroom Remodel Inspection Guide

Visit the link below for a general bathroom inspection guide.

<http://buildingincalifornia.com/wp-content/uploads/2014/01/BathroomInspection.pdf>

Minimum Requirements for Bathroom Electrical, Mechanical, & Plumbing Systems

Electrical Requirements

At least one receptacle outlet shall be installed in bathrooms within 36" of the outside edge of each basin. It may be on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin. [CEC 210.52(D)]

Receptacles, unless listed as such by the manufacturer, shall not be installed in a face-up position within countertops or similar work surfaces. [CEC 406.5(E)(G)].

At least one 20-ampere branch circuit shall be provided to supply a bathroom receptacle outlet(s). Such circuits shall have no other outlets. [CEC 210.11(C)(3)]

Bathroom receptacles shall have GFCI protection. [CEC 210.8(A)(1)]

All 125V and 250V, 15-ampere and 20-ampere nonlocking-type receptacles shall be listed as tamper-resistant. [CEC 406.12]

Switches and receptacles are not allowed within bathtub or shower enclosures. [CEC 404.4(C)].

Receptacles shall not be installed within or directly over a bathtub or shower stall. [CEC 406.9(C)]

Exhaust fans with minimum ventilation rate of 50 CFM are required in all bathrooms, even if an operable window is installed. Exhaust fans and lighting shall have separate control switches (even if a combination unit is installed). Exhaust fan must be controlled by a humidity control and shall be ENERGY STAR compliant and be ducted to terminate outside the building. The exhaust fan may need to be supplied by a GFCI protected circuit based on the manufacturer's installation requirements. [CEnc 150.0(o), CRC R303.3, CGBSC 4.506.1]

No pendant light fixtures, lighting track, and paddle fans shall be located within a zone measured 3 feet horizontally and 8 feet vertically from the top of the bathtub rim or shower stall threshold. Luminaires located within the actual outside dimension of the bathtub or shower to a height of 8 feet vertically from the top of the bathtub rim or shower threshold shall be marked for damp location, or marked for wet locations where subject to shower spray. [CEC 410.10(D)]

Recessed light fixtures in shower enclosures must be listed for a damp or wet location [CEC 410.10(A)]

Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (airtight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JA8-2019-E efficiency label. (CEnc 150.0(k)1C)

All installed luminaires shall be high efficacy; either listed by source type or by being JA8 certified and labeled. [CEnc 150.0(k)1A]

All exhaust fans shall be switched separately from lighting systems. [CEnc 150(k)2A(E)]

Electrical panels shall not be installed in bathrooms. [CEC 240.24(E)].

A minimum of one luminaire shall be installed in each bathroom controlled by a vacancy sensor. [CEnc 150(k)2A(E)(i)]

Mechanical Requirements

Exhaust ducts shall terminate outside the building and equipped with back-draft dampers. Dampers are not required when the exhaust fan operate continuously. Termination shall not be less than 3-ft from a property line, 10-ft from a forced air inlet, and 3-ft from openings into the building. Ducts shall not discharge onto a public walkway. [CMC 504.1, CMC 502.2.1]

Bathrooms without a tub or shower do not require mechanical ventilation if they are provided with a window at least 3 sq. ft. in total size, with half of the window being operable. [CRC R303.3]

Mechanical ventilation is required in all bathrooms with tubs or showers. The fans shall have an exhaust rate of 50 cfm intermittent or 20 cfm continuous. [CMC 403.7, CMC Table 403.7]

Plumbing Requirements

Residential lavatory faucets shall not exceed a flow rate of greater than 1.2 gallons per minute at 60 psi. [CPC 407.2.2]

Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi. [CPC 408.2.1]

Water closets shall have an average consumption of not more than 1.28 gallons per flush. [CPC 411.2]

- ☐ The water closet shall have a clearance of 30 inches wide (15 inches of clear space on either side, and 24 inches from the front.) [CPC 402.5]

Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. [CPC 402.2]

- ☐ Lavatory sinks require minimum of 24 inches front clearance. [CPC 402.5]

All shower compartments shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30-inch diameter circle. [CPC 408.6]

Any doors shall swing out of the enclosure have a clear opening of 22 inches minimum. [CPC 408.5]

Shower stalls and bathtubs with showerheads installed, shall have wall finishes with non-absorbent surface for a minimum of 6 feet above the floor. [CRC 307.2]

Control valves and showerheads shall be located on the sidewall of shower compartments, arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. [CPC 408.9]

The hot water valve shall be installed on the left side. [CPC 417.5]

Shower and tub combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance and thermostatic types that provide scald and thermal shock protection. [CPC 408.3]