



COMMUNITY DEVELOPMENT DEPARTMENT  
**BUILDING & SAFETY DIVISION**

Rob Allen, C.B.C.O., BUILDING OFFICIAL  
7351 Rosanna Street, Gilroy, CA 95020  
Phone: 408 846-0451 Fax: 408 846-0429  
Visit us at: [www.ci.gilroy.ca.us](http://www.ci.gilroy.ca.us)

**RESIDENTIAL  
BATHROOM  
REMODEL**



## INTRODUCTION

Bathroom remodels generally require permits. The following information can be used as a guideline for bathroom requirements. A bathroom remodel includes the removal and replacement and/or relocation of vanity cabinets, toilets, sinks, tubs & showers, replacement/changes to the lighting or removal & replacement of the wallboard. The replacement of the towel bars, mirrors, paint, and floor coverings where no other work is included is considered a maintenance item and no permit is required for these items.

Bathroom remodels require compliance with the following:

- 2016 California Residential Code (CRC)
- 2016 California Electrical Code (CEC)
- 2016 California Plumbing Code (CPC)
- 2016 California Mechanical Code (CMC)
- 2016 California Energy Code (CEnC)
- 2016 California Green Building Standards Code (CALGREEN)

The following details the minimum requirements of the bathroom electrical, mechanical and plumbing systems:

## MECHANICAL

A bath exhaust fan w/back draft damper is required regardless of the presence of a window. Exhaust must vent to outdoors in an approved duct. Terminate the outlet a minimum of 3 feet from an opening or property line. [CMC 504.5] A minimum rate of 50 cubic feet per minute (CFM) is required. Fan shall meet ASHRA standard 62.2. A maximum of 3 zone rating is required.

## PLUMBING

- Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower drain.
- Shower and tub/shower control valves shall be pressure balancing/thermostatic. [CPC 408.3]
- Fixtures shall meet the following maximum flow rates: [CPC401.3]
- Water Closets = 1.28 GPM – Shower Heads = 1.8 GPM – Sink Faucets = 1.2 GPM
- Minimum shower size is 1024 square inches (30" circle). [CPC 408.6]
- Site built shower stalls shall comply with CPC 408.7.
- Stall shower door to open out a min. of 22" wide opening. [CPC 408.7]

- Toilet and/or Bidet require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture. [CPC 402.5]
- When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3" waste line.
- The hot water valve shall be installed on the left side. [CPC 417.5]
- A minimum 12" x 12" access panel is required when a slip joint p-trap waste & overflow is provided.
- Type M copper is not allowed in the City of Gilroy

## **WHIRLPOOL/SPA TUBS**

- Whirlpool (spa) bathtubs shall have a readily accessible access panel. [CPC 409.6]
- The circulation pump shall be located above the crown weir of the trap. [CPC 409.6]
- The pump and the circulation piping shall be self-draining to minimize water retention. [CPC 409.6]
- Suction fittings on whirlpool bathtubs shall comply with the listed standards. [CPC 409.1]
- The maximum hot water temperature discharging from a bidet is limited to 110 degrees by a device that conforms to ASSE 1070, Standard for Water Temperature Limiting Devices, or CSA B125.3, Standard for Plumbing Fittings. The water heater thermostat shall not be considered a control for meeting this provision.

## **BIDETS**

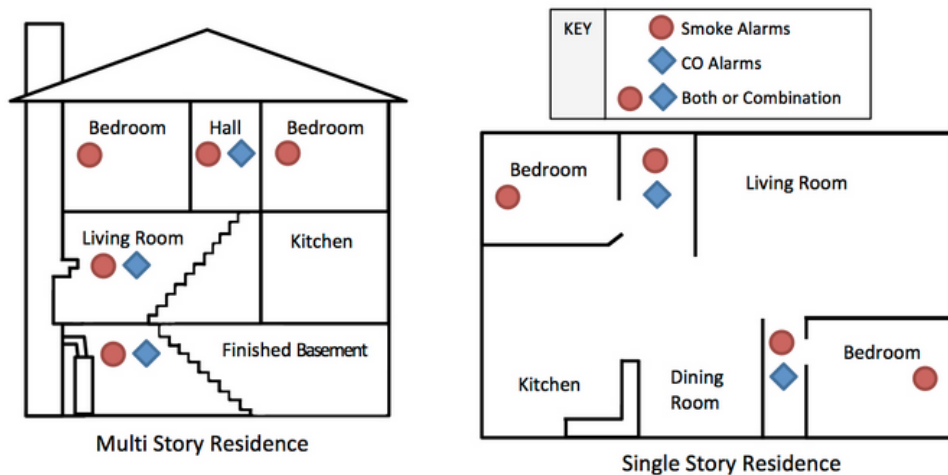
- The water supply shall be protected with air gap or vacuum breaker. [CPC410.2]
- The maximum hot water temperature discharging from a bidet is limited to 110 degrees by a device that conforms to ASSE 1070, Standard for Water Temperature Limiting Devices, or CSA B125.3, Standard for Plumbing Fittings. The water heater thermostat shall not be considered a control for meeting this provision. [CPC410.3]

## **ELECTRICAL**

- Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop.
- Receptacles shall be listed as tamper-resistant.
- A minimum of one (1) 20-amp circuit is required for bathrooms. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. [CEC 210.52(d)]
- No pendant light fixtures in zone, 3 ft. away and 8 ft above the bathtub or shower. [CEC 410.10(d)]
- Luminaries located within the actual outside dimensions of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as suitable for damp locations, provided with a solid lens and be GFCI protected.
- Bathroom lighting shall be high efficacy luminaries (40 lumens per watt) or controlled by a manual-on occupancy sensor certified to comply with Section 119(d) of CEnC. This is a manual on, auto off device. Automatic on or devices with an override switch position are not approved. High efficacy, incandescent (low efficacy) lighting or fans are required to be switched separately.
- Recessed luminaries installed in an insulated ceiling shall be IC rated (zero clearance) and AT rated (air tight) and shall be sealed and/or gasketed between ceiling and housing. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required

protection. This generally applied to residential condominium construction where units are above or below other units.

- Bath renovations (projects over \$1,000) will require the smoke alarms for the dwelling to meet the current code. [CRC R314 & R315]
- Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires alarms.
- When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
- In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
- Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but not including crawl spaces and uninhabitable attics.
- Combination smoke and carbon monoxide alarm shall comply with all applicable standards of both CRC Sections R314 and R315 and be listed by the Office of the State Fire Marshal.



## SMOKE AND CARBON MONOXIDE ALARMS PLACEMENT PLAN

### REFERENCES:

For additional information about Smoke and CO alarms, please refer to the following links:

[http://osfm.fire.ca.gov/informationbulletin/pdf/2013/13-006\\_SB745\\_Smoke\\_Alarm.pdf](http://osfm.fire.ca.gov/informationbulletin/pdf/2013/13-006_SB745_Smoke_Alarm.pdf)

<http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf>

[http://www.fire.ca.gov/communications/communications\\_firesafety\\_smokealarms.php](http://www.fire.ca.gov/communications/communications_firesafety_smokealarms.php)

[http://osfm.fire.ca.gov/informationbulletin/pdf/2012/12-08\\_SB-1394Smoke\\_Alarm.pdf](http://osfm.fire.ca.gov/informationbulletin/pdf/2012/12-08_SB-1394Smoke_Alarm.pdf)