

## CITY OF SAUSALITO BUILDING DIVISION

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## **BATHROOM REMODEL**

## **Submittal Requirements:**

Before approval and issuance of a building permit for bathroom remodel, applicant shall submit **three sets** of **plans** (11" x 17" minimum). Plans shall be drawn **to scale** (or at the very minimum, **fully dimensioned**), **readable**, **legible**, and include the following information:

- Cover Sheet showing the following:
  - 1. Project address,
  - 2. Owner's information (name, address, phone number),
  - 3. **Designer's information** (name, address, phone number),
  - 4. **Use of Building** (Single Family Dwelling, Duplex, Apartment, Condo, etc).
  - 5. **Type of Construction** (Wood Framed, Steel Framed, Concrete, etc).
  - 6. Scope of work statement,
  - 7. Sheet index indicating each sheet title and number,
  - 8. **Legend** for symbols, abbreviations and notations used in drawings.
- 2. **Site Plan** for any new exterior alteration (i.e. enlargement/addition of exterior windows, doors, skylights, fan/duct/vent terminations, etc.). On the Site Plan, show the **dimensions of the property line**, footprint of all structures on the property, **distance of the structures to the property line**, and the **location of the street and sidewalk** in relationship to the property.
- 3. **Existing Floor Plan** for a floor/story where the bathroom is located. Specify the **existing use of all rooms** and **areas**. Show the **location of the existing bathroom**. (Note: existing floor plan does not have to be to scale and is required for **reference purposes only**).
- 4. Proposed Bathroom Floor Plan showing the type and location of proposed interior cabinetry, countertops, appliances, plumbing and gas fixtures, light fixtures, receptacle outlets, etc. Include construction legend identifying and describing new work and clearly show the difference between the existing and proposed conditions. Exterior windows and doors added and/or replaced as part of the remodeling project shall be clearly identified on the plans. New windows shall have a U-Factor of 0.40 or less.

See the next page for **Code Requirements** pertaining to Bathrooms.

## **Code requirements for Bathroom Remodels**

Res	ide	ential Code Requirements:	
	(	Construction and design shall conform to the 2010 California Residential Code (CRC), 2010 California Building Code (CBC), 2010 California Electrical Code (CEC), 2010 California Mechanical Code (CMC), 2010 California Fire Code (CFC), 2010 California Plumbing Code (CPC), 2010 California Energy Code (CEnerC), 2010 California Green Building Code (CGC), and any state laws and local ordinances. CBC 108.3.1.	
	L	isted and rated one-hour light fixtures shall be installed in floor/ceiling assemblies between separate residential units.	
	iı tl	Sathroom and toilet room ceiling height shall not be less than 7 feet. Exception: Bathrooms shall have a minimum ceiling height of 6 feet 8 nches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that he fixture is capable of being used for its intended purpose. A shower or tub equipped with a shower-head shall have a minimum ceiling neight of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the shower head. CRC R305.1	
		Smoke Alarms shall be installed in every room used for sleeping purposes, on the wall or ceiling outside of each sleeping area (e.g. pedrooms), and in every story of the dwelling unit. CRC R314.	
	C	Carbon Monoxide Detectors shall be installed in all pathways leading to the sleeping area and on each level of the dwelling. CRC R315.	
Ele	ctri	cal Requirements:	
	A	All new receptacle outlets are to be tampered resistant. CEC 406.11.	
		At least one receptacle outlet shall be installed within 3' of the outside edge of each bathroom lavatory basin. The receptacle outlet shall be ocated on the wall or partition that is adjacent to the basin or basin countertop. CEC 210.52.	
		All 125-volt, single phase, 15- and 20- ampere receptacle outlets installed in the bathroom shall have ground-fault circuit-interrupter protection. CEC 210.8	
	L	ight fixtures in the bathrooms must be high efficacy or must be controlled by a vacancy sensor.	
	A	All permanently installed high efficacy luminaries must be switched separately from low efficacy luminaries. CEnerC 150(K)7.	
	F	For switching of light fixtures associated with the exhaust fans:	
		All light fixtures must be switched separately from the exhaust fans, or	
		For all exhaust fan with an integral lighting system, the lighting system must be able to be manually turned on and off while allowing the fan to continue to operate for an extended period of time. An exhaust fan may need to be on continuously, if used to comply with CEnerC 150(O).	
Ven	tila	ation Requirement:	
	Е	Bathrooms shall be equipped with an exhaust fan with an exhaust rate of 50 cubic feet per minute (CFM) minimum. CMC Table 4-4.	
		Bathrooms, water closet compartments, and other similar rooms shall be provided with an aggregate glazing area in windows of not less han 3 square feet, one-half of which must be operable. CRC R303.3.	
Plu	mb	ing Requirements:	
	t	Vater fixtures shall be set level and in the proper alignment with reference to adjacent walls. No water closet or bidet shall be set closer han 15" from its center to any side wall or obstruction or closer than 30" center to center to any similar fixture. The clear space in front of he water closet or bidet shall not be less than 24". CPC 407.6. (See Fig. B – turn page over)	
	٧	Vater Closets shall be 1.28 gallons per flush maximum.	
	S	Shower heads shall have a maximum flow rate of 2.5 gallons per minute, measured at 80 psi. CPC 402.1.1	
	F	Faucets for lavatories shall have a maximum flow rate of 2.2 gallons per minute, measured at 60 psi. CPC 402.1.1	
	1	Shower finished floor shall slope uniformly from the sides toward the drain with a minimum slope of 1/4" per foot and a maximum slope of 1/2" per foot. Thresholds shall be of sufficient width to accommodate a 22" minimum door. Shower doors shall open so as to maintain a 22" minimum unobstructed opening for egress. CPC 411.6 (See Fig. A & C – turn page over)	
	e tl	All shower compartments, regardless of shape, shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30" circle (See Fig. A). The minimum required area and dimensions shall be measured at a height equal to the top of the hreshold and at a point tangent to its centerline. The minimum area and dimensions shall be maintained to a point 70" above the shower larain outlet with no protrusions other than the fixture valve(s), shower head, soap dishes, shelves, & safety grab bars or rails. CPC 411.7.	
	а	Shower floors and walls shall be finished with a nonabsorbent surface. Such wall surfaces shall extent to a height of not less than 6 feet above the floor. CRC R307.2 Gypsum boards shall not be used where there will be direct exposure to water or in areas subject to continuous humidity. CRC R702.3.8.1. A vapor barrier shall be installed between the nonabsorbent material and the studs.	
		Bathtub and whirlpool bathtubs shall have a maximum hot water temperature of 120 degree Fahrenheit. The water heater thermostat shall not be considered a suitable control for meeting this provision. CPC 414.5	
	ι	Jnless otherwise listed, all bathtubs and whirlpool bathtubs shall comply with the following requirements:	
		A removable panel to provide access and to remove the pump. Whirlpool pump access located in the crawlspace shall be located no more than 20' from an access door, trap door, or crawl hole. CPC 414.1.	
		The circulation pump shall be located above the crown weir of the trap. CPC 414.2	
		The pump and the circulation piping shall be self-draining to minimize water retention in accordance with standards referenced in CPC Table 14-1. CPC 414.3.	
		Suction fittings on whirlpool bathtubs shall comply with the listed standards. CPC 414.4.	

See the back of this handout for **Fixture Examples (Fig. A, B & C)** pertaining to Bathrooms.



