TOWN OF HILLSBOROUGH
BUILDING & PLANNING DEPARTMENT

1600 FLORIBUNDA AVE, HILLSBOROUGH, CA 94010
Phone: 650.375.7411 ~ Fax: 650.375.7415 ~ Website: www.Hillsborough.net

General Requirements for Residential Bathroom Remodel

BUILDING

1. Minimum ceiling height in a bathroom is 7' clear, from the finished floor to the finished ceiling.
2. Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as exteriors, garages, crawl spaces and attics. Type or insulation typically required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling R-30 – Floor R-19)
3. Water resistant drywall (green-board (GB)) must be installed at all wet locations *(Not recommended for direct tile application in a shower stall)*. GB must be installed to a point a min. of 72" above the shower drain. Do not install a vapor barrier behind GB. Do not install the GB on the ceiling unless the ceiling joist are no greater that 12" apart.
4. Concrete board requires a vapor barrier to installed between it and the drywall and or framing. Corrosion resistant fasteners must be used.
5. Bathrooms with steam showers shall have a min. sloped ceilings 1"to 2" per foot. Walls and ceilings shall have an approved **Water proofing system** installed. GB PROHIBITED IN STEAM SHOWERS for tile backing.
6. Windows within 60" of the tub or shower drain require safety glazing. Windows within 24" of doorjambs shall be safety glazing.
7. All shower and tub door assemblies and glass splashguards shall be safety glazing.
8. Bathrooms, which open into kitchen, must have tight fitting doors.

ELECTRICAL

9. The 20-amp bathroom circuit shall only serve receptacles within the bathroom. The circuit may serve the receptacles and lights in stand-alone bathrooms. The circuit may serve multiple bathrooms for receptacles **ONLY**. *No motors loads shall be on the bathroom circuit.
10. Receptacles are to be located within 36" from the edge of the sink.
11. High efficacy fixtures are required or Low efficacy fixtures may be installed but only if they are equipped with an occupancy sensor that is manual-ON and automatic-OFF.
12. Hyrdromassage Bathtubs are required to be GFIC protected and the disconnect must be within sight of the motor. The motor must be accessible.
13. Light fixtures located in wet location must be listed for wet location and require water resistant trims.
14. Electrical panels are prohibited in bathrooms

PLUMBING

15. A listed anti-scald/ pressure balance valve is required in all bathtub and shower compartments.
16. The toilet must be a 1.28-gallon flush.
17. Shower waste pipe must be a minimum of 2."
18. Shower pans: minimum size 1,024 sq inches min. interior diameter 30".
19. Plastic liners and underlayment must be sloped a minimum of ¼" to the drain and be wrapped up the wall a minimum of 3 inches above the dam. A water test is required to verify the pan does not leak and to verify the weep holes are draining correctly.
20. All new plumbing piping is required to be tested with 10' head of water above the highest fixture or an air test of 5lbs
21. Toilets require a net clear area of 30" measured from the center of the toilet and 24 "clear space in front...
22. Toilets and all plumbing fixtures must be sealed at all wall and floor penetrations

MECHANICAL

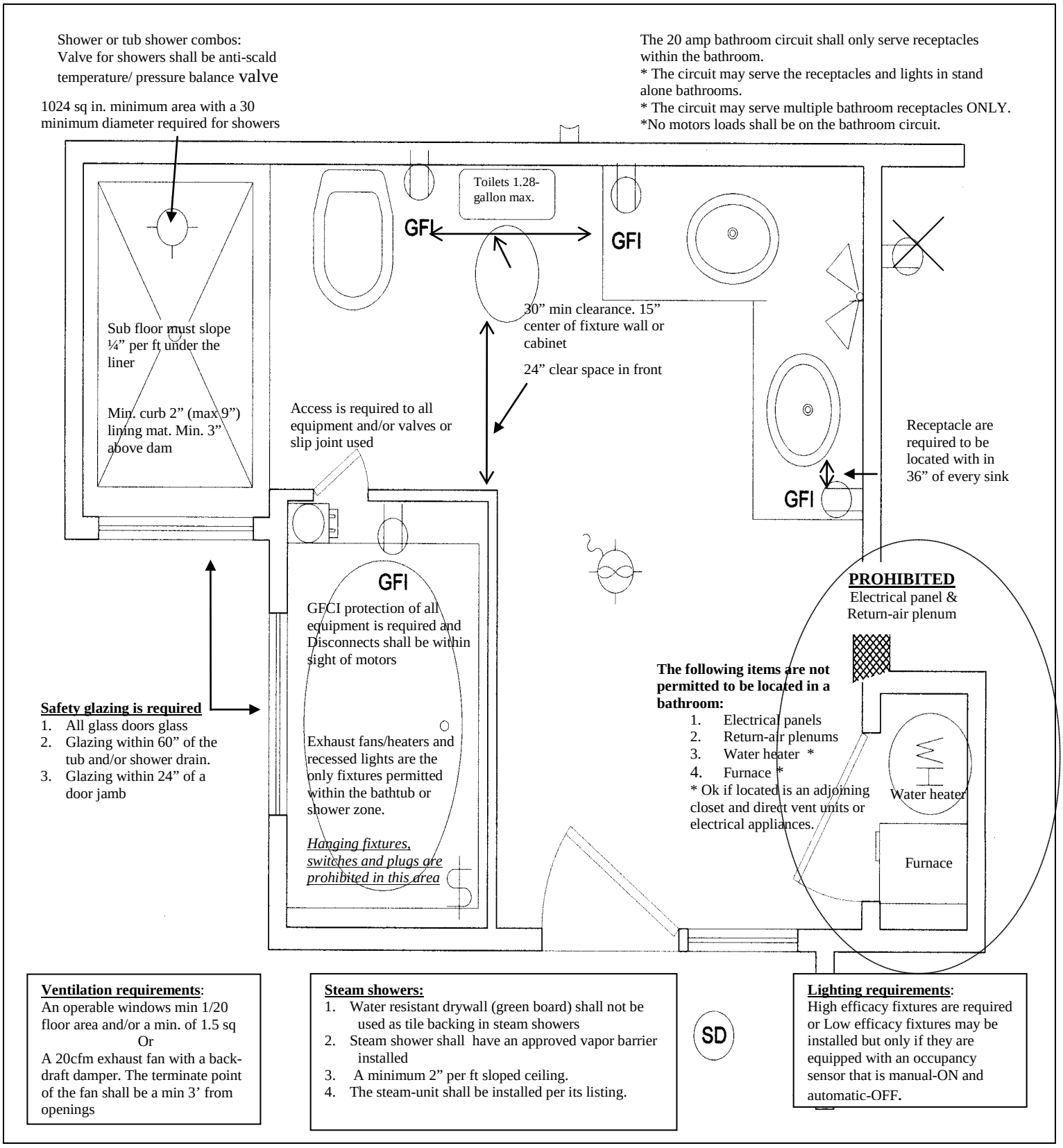
23. Mechanical ventilation will be required in the bathroom if no operable windows or skylights with a net clear opening of a least 5% of the floor area and equaling a minimum of 1.5 sq ft are not provided.
24. Back draft damper are required on ventilation systems exhausting to the exterior. All exhaust must be a minimum of 3' from windows and doors
25. The following items are not permitted to be located in a bathrooms: *Furnace, *water heaters and return air plenums
    (* Ok if located is an adjoining closet and direct vent units or electrical appliances)

GENERAL

26. Final inspection will require operational smoke detectors in all the bedrooms, basement, and adjoining hallway outside the bedrooms on every living level of the home.

Typical Bathroom floor plan showing general requirements:

Provide the following: Three sets of plans with the following information**;** Owners, Name & address, page numbers – ¼" or ½" scale
Identify: Existing walls, walls to be removed and/or added - switches, lights, florescent lights , GFCI plugs – Motors – plumbing, location of valves - doors - windows - skylights - exhaust fans or ventilation
Show: Dimensions and sizes of the rooms, walls, pipes, doors, windows and skylights and note height of ceilings



*SMOKE AND CARBON MONOXIDE ALARMS

☐ PHOTOELECTRIC* **SMOKE ALARMS** shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom(s), and on each additional story, including basements and habitable attics. *CRC R314*

***Dual sensor** (**Photoelectric/Ionization**) alarms shall be used if located not less than 20 ft from a kitchen, fireplace or wood-burning stove. *PAMC*

CARBON MONOXIDE ALARMS shall be installed outside each separate sleeping area in the immediate vicinity of the bedroom(s), and on each additional story, including basements and habitable attics. *CRC R315*

☐ **Smoke and Carbon Monoxide alarms** shall be *California State Fire Marshal* and UL listed/ approved.

☑ BEDROOMS AND DENS (W/CLOSET)

☐ **Bedroom window egress** min. clear height 24", min. clear width 20", min. 5.7 sq. ft. open able area except at grade floor may be 5.0 sq. ft. Max. sill height 44" clear space to floor or requires ladder.

☐ **Switched Lighting** shall be high efficacy (fluorescent OR occupant sensor OR dimmer). Closets that are less than 70 sq. ft. are exempt from this requirement. *Energy Code*

☐ **Closet light clearances :** Surface incandescent lights shall be fully enclosed and a min. of 12" clearance from storage/shelf area. Fluorescent lights shall be a min. 6" from storage/shelf. Recessed lights in wall or ceiling shall be a min. 6" from storage area. *CEC 410.8 (D) (1) (2) (3) (4)*

☐ **Roof/balcony drains:** Verify that 2nd floor exterior balcony has primary and secondary drains, ¼" per foot slope to drains and min 2"clearance from weep screed or wood to paving. Check permit card that deck was water tested. *CPC 1101.11.2.1*

☑ HALLWAYS

☐ Switched lighting shall be high efficacy (fluorescent OR occupant sensor OR dimmer).

☐ The minimum ceiling height in a hallway is 7'.

☐ The minimum width of the hallway 36"

☐ Smoke alarms are required on ceiling or wall outside of each separate sleeping room in the immediate vicinity of the bedrooms. (min. 3' clearance from any air supply or per manufacture instructions)

☐ Hallways 10' or more in length require min. (1) electric receptacle. *CEC 210.52(H)*

☑ Min. of (1) switch controlled light in hallway. (dimmer or fluorescent) *CEC 210.70(2) (A)*