TOWN OF HILLSBOROUGH
BUILDING & PLANNING DEPARTMENT

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BLD15
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2010 California Codes Residential Only

General Requirements for Residential Bathroom Remodel

The information provided in this document is general and intended for general guidance. Each project is unique and additional requirements may be required and/or enforced as deemed appropriate, refer to the code for specific requirements.

BUILDING

1. Minimum basic ceiling height in a bathroom is 7' clear, from the finished floor to the finished ceiling. (IRC 305)
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) (Energy 150)
3. Approved listed water resistant backing board (WRBB) shall be used in all wet locations. WRBB shall be installed to a minimum point of 72" above the shower drain. (CRC 702)
4. Concrete backing board requires a vapor barrier to installed between it and the drywall and or framing. Corrosion resistant fasteners shall be used. (CRC 702)
5. Do not install the GB on the ceiling unless the ceiling joist are no greater that 12" apart. (CRC 702)
6. 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. (CRC 702)
7. Windows within 60" of the tub or shower drain require safety glazing. Windows within 24" of doorjambs shall be safety glazing.
8. All shower and tub door assemblies and glass splashguards shall be safety glazing. (CRC 308)

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. (CEC 210)
10. Receptacles are to be located within 36" from the edge of the sink. (CEC 210)
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. (Energy 150)
12. Hyrdromassage Bathtubs are required to be GFIC protected and the disconnect must be within sight of the motor. The motor must be accessible. (CEC 680)
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

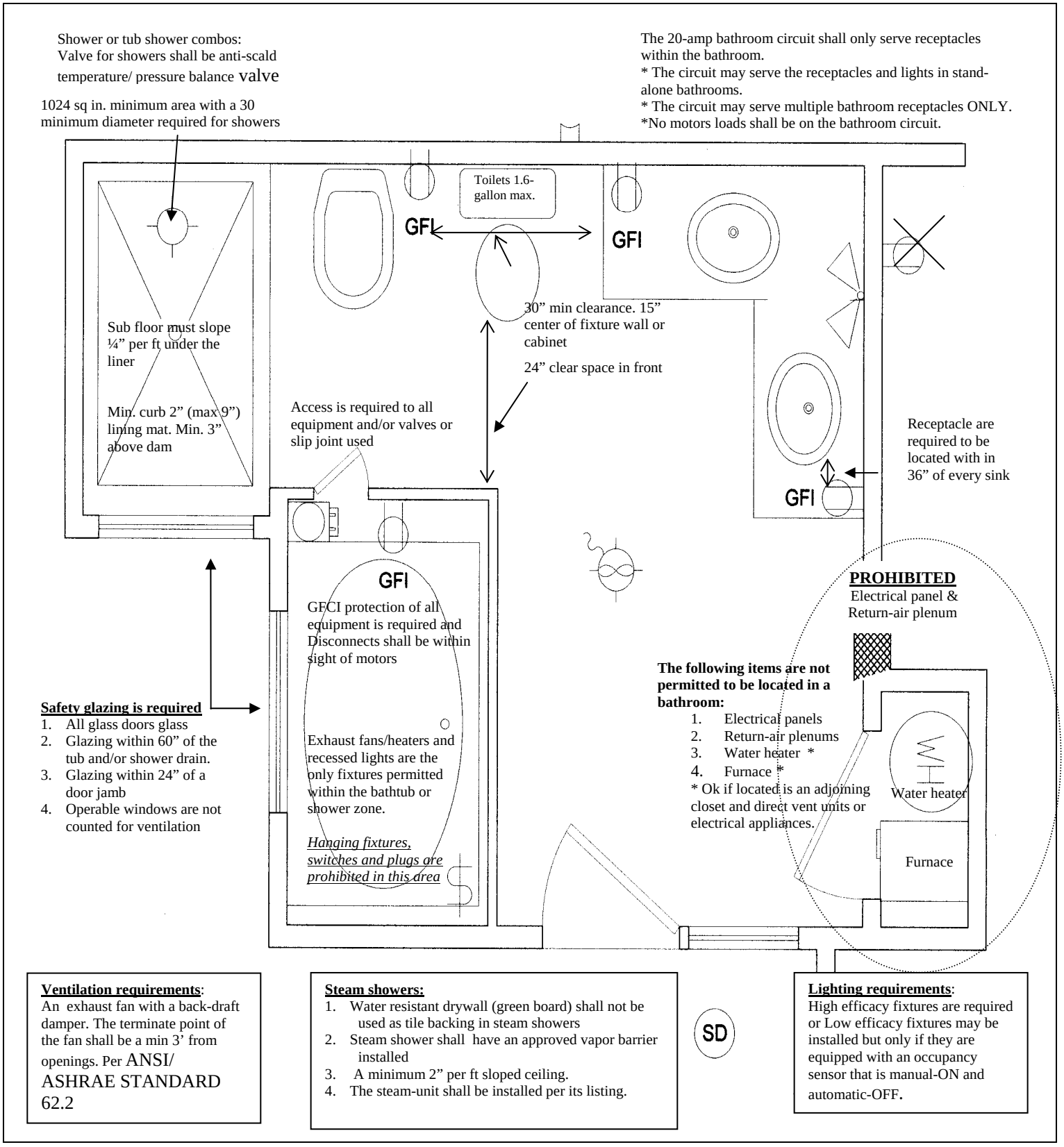
15. A listed anti-scald/ pressure balance valve is required in all bathtub and shower compartments.(CPC 418&414)
16. The toilet must be a 1.6-gallon flush.
17. Shower waste pipe must be a minimum of 2."
18. Shower pans: minimum size 1,024 sq inches min. interior diameter 30".
19. Plastic liners and underlayment 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.(CPC411)
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 (CPC710)
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 shall be provided for all bathrooms (Energy 150)
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 (CMC540)
25. Indoor air quality to meet ANSI/ASHRAE STANDARD 62.2. window venting is not part of the calculation.
26. 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

27. Final inspection will require operational smoke and carbon monoxide detectors to be installed. The units shall be installed in all the bedrooms, basement, and adjoining hallway outside the bedrooms on every living level of the home. The actual location shall be per the manufactures instruction of the individual units. Were the ceiling finishes are removed the units shall be hard-wired and interconnected. (CRC R315)

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