



Bathroom Remodel Permit Requirements

Planning Building & Transportation
 2263 Santa Clara Ave., Room 190
 Alameda, CA 94501
 510.747.6800
 Hours: 8:30-3:00 Mon-Thur

	Permit Required No	Permit Required Yes
Replacing bath fan in existing location	X	
Replacing sink and/or valves in existing location	X	
Replacing vanity in existing location	X	
Replacing lighting fixtures in existing locations	X	
Revised bathroom layout		X
Opening wall within 3' of sink requires electrical upgrade		X
Modification of electrical circuit		X
Addition of electrical circuit		X
Bath fan added or in new location		X
Sink in new location		X
Modification to shower compartment		X
Modification to DWV or supply piping		X

ARCHITECTURAL

- Do not cover any portion of the installation until inspected and instructed: “*Okay to cover*”.
- **Ceiling height.** Bathrooms shall have a ceiling height $\geq 6'-8"$. CRC R305.1
- Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height $\geq 72"$ above the drain inlet. CRC R307
- **Glazing.** Glass in bathrooms shall be safety glazed (i.e., tempered) when installed in the following locations: CRC R308.4
 - Doors and enclosures for hot tubs, saunas, bathtubs, and showers.
 - Windows in building walls enclosing hot tubs, saunas, bathtubs, and showers where the bottom exposed edge of the glazing is $\leq 60"$ above the standing surface
 - **Exceptions:** Glazing that is $\geq 60"$, measured horizontally from the water’s edge of a bathtub, hot tub, spa, whirlpool, or swimming pool.
 - After market film is not a substitute for tempered glazing.

PLUMBING

- No water closet or bidet shall be set closer than 15” from its center to a side wall or obstruction or closer than 30” center to center to a similar fixture. The clear space in front of a water closet, lavatory, or bidet shall be $\geq 24"$ CPC 402.5
- Shower compartments shall have a minimum finished interior area of 1,024 sq. in. **and** shall be capable of encompassing a 30" circle. CPC 408.6
- **Curbless shower:** liner must extend $\geq 2'$ into the bathroom. Per the Building Official
- Shower doors shall provide a minimum 22" clear opening. Doors must swing outwards or both ways. CPC 408.5
- Control valves and shower heads shall be arranged so that the showerhead does not discharge directly at the entrance to the compartment. CPC 408.9
- Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination mixing valve type that provide scald and thermal shock protection. CPC 408.3
- An anti-syphon device is required on handheld showers. CPC 417.3
- Existing 1.5" shower waste ok. Replace fouling chamber with 2". 1.5" trap to remain. Per the Building Official

FLOW RATES

WC	1.28	CPC 411.2
Faucet	1.2	CPC 407.2.1.2
Shower Head	1.8	CPC 408.2
Commercial Faucet	0.5	CPC 407.2.1
Metering Faucet	0.2	CPC 407.2.2.1

MECHANICAL

- Rooms containing bathtubs, showers, spas, and similar bathing fixtures shall be mechanically ventilated at ≥ 25 cubic feet per minute. Non exterior exhausted fans (charcoal filter) are not allowed in shower rooms. CRC R303.3.1 & CMC Table 403.7
- Bath fans shall be humidistat controlled unless functioning as a component of a whole house ventilation system. The humidistat can be a hardwired component of the fan or a humidistat switch. CGBC 4.506.1.2
- A bath fan is not required unless a fixture is added. Per the Building Official

ELECTRICAL

- At least 1 receptacle shall be installed in bathrooms $\leq 3'$ of the outside edge of each basin. CEC 210.52(D)
- Sheetrock opened within 3' of the sink requires electrical upgrade to current code. Per the Building Official
- All receptacles must be tamper resistant. CEC 210.52(D)
- GFCI protection is required for **all** receptacles installed in bathrooms. CEC 210.8(A)(1)
- A dedicated 20-Amp circuit shall be provided to specifically serve all bathroom receptacles or a dedicated 20-Amp circuit shall be provided to serve the entire load from each bathroom. CEC 210.11(C)(3)
- Light fixtures located within tub or shower enclosures are to be labeled suitable for wet environments. CEC 410.10(A)
- All installed luminaires shall be high-efficacy. CEC 150(K)(5)
- Exhaust fans shall be switched separately from lighting systems. CEC 150(K)(2)(B)
- At least 1 luminaire shall be controlled by a vacancy sensor. CEC 150(K)(2)(J)
- Class 2 wire is required for low voltage lighting. CEC 725.121

BATHROOM DIAGRAM

