



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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RESIDENTIAL BATHROOM REMODEL GUIDE **FOR AN ALTERATION TO A SINGLE FAMILY DWELLING**

Permit Information

A permit is required for bathroom remodels that include the replacement of the tub/shower enclosure, relocation of plumbing fixtures or cabinets, or if additional plumbing fixtures will be installed. A permit is not required for replacement of plumbing fixtures (sink or toilet) in the same location. Plans shall be required if walls are removed, added, altered, and/or if any fixtures are removed, added or relocated. All requirements shall conform to the currently adopted codes. This guide is intended to provide general information, contact the Community Development Department for any questions or additional information.

Things to Know

- Bathroom remodels require compliance with the following codes: [2019 California Residential Code \(CRC\)](#), [California Electrical Code \(CEC\)](#), [California Plumbing Code \(CPC\)](#), [California Energy Code \(CEnc\)](#), [California Green Code \(CalGreen\)](#), and [California Mechanical Code \(CMC\)](#).
- A building permit may only be issued to a State of California Contractor or the Homeowner. If the homeowner hires workers, state law requires the homeowner to obtain worker's compensation insurance.
- When a permit is required for an alteration, repair or addition exceeding one thousand dollars (\$1,000) to an existing dwelling unit that has an attached garage or fuel-burning appliance, the dwelling unit shall be provided with a smoke alarm and carbon monoxide in accordance with the California Residential Code Sections R314 & R315.
- Per California Civil Code Article 1101.4 and CALGreen Section 301.1, for homes built prior to 1994, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded. Water closets with a flow rate in excess of 1.6 gpf will need to be replaced with water closets with a maximum flow rate of 1.28 gpf. Shower heads with a flow rate greater than 2.5 gpm will need to be replaced with a maximum 1.8 gpm shower head. Lavatory and kitchen faucets with a flow rate greater than 2.2 gpm will need to be replaced with a faucet with maximum flow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets). Please note this requirement on the plans.
- Construction waste management. All additions/alterations residential building projects subjects to CALGreen shall comply with the Construction and Demolition (C&D) requirements of Salinas Municipal Code Section 9-11.1: At least 65% of the C&D debris and 100 % of inert material generated by the project are recycled, salvaged, composted, or other handled with an approved method.

Submittal Requirements

Before approval and issuance of a building permit, the applicant shall email the documents listed below, in PDF format, to askbuilding@ci.salinas.ca.us. Documents should be readable, legible, and include the following information:

Documents	
FORMS	Completed Building Permit Application
	Construction & Demolition Waste Form (3rd Sheet Only)
	Resident Cover Sheet Handout
PLANS	Existing Floor Plan – Label and Specify the Existing Use of all Rooms and Areas
	Existing Bathroom Layout
	Proposed Bathroom Layout – Scale or Dimensions
	Exterior Elevations (If Applicable)
	Site Plan – Scale and Dimensions (If Exterior Alterations are Proposed)
	Location of Drywall and Insulation Replacement
	Location of Outlets, Lighting Fixtures and Switches
Construction Details - New/Reframed Interior Walls, Interior/Exterior Opening, etc.	



<https://www.roomsketcher.com/blog/bathroom-design-ideas/>

Minimum Requirements for Bathroom Electrical, Mechanical and Plumbing Systems

Please attach these notes to your plans and check all notes which apply to your project.

Electrical Requirements

- At least one receptacle outlet shall be installed in bathroom within 36" of the outside edge of each basin. It may be on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin [CEC 210.52(D)]
- Receptacles, unless listed as receptacle assemblies countertop applications, shall not be installed in a face-up position countertops or similar work surfaces. [CEC 406.5(E)].
- At least one 20-ampere branch circuit shall be provided to supply a bathroom receptacle outlet(s). Such circuits shall have no other outlets. [CEC 210.11(C)(3)]
- Bathroom receptacles shall have GFCI protection. [CEC 210.8(A)(1)]
- All 125volt, 15-ampere and 20-ampere receptacles shall be listed tamper resistant. [CEC 406.12(A)]
- Switches and receptacles are not allowed in bathtub or shower spaces [CEC 404.4(C)].
- Receptacles shall not be installed within or directly over a bathtub or shower stall. [CEC 406.9(C)]
- Exhaust fans with minimum ventilation rate of 50 CFM are required in all bathrooms, even if an operable window is installed. Exhaust fans and lighting shall have separate control switches (even if a combination unit is installed). Exhaust fan must be controlled by a humidity control and shall be ENERGY STAR compliant and be ducted to terminate outside the building. The exhaust fan may need to be supplied by a GFCI protected circuit based on the manufacturer's requirements. [CEnC 150.0(o), CRC R303.3, CGBSC 4.506.1]
- No pendant light fixtures, lighting track, and paddle fans shall be located within a zone measured 3 feet horizontally and 8 feet vertically from the top of the bathtub rim or shower stall threshold. Luminaires located within the actual outside dimension of the bathtub or shower to a height of 8 feet vertically from the top of the bathtub rim or shower threshold shall be marker for damp location, or marked for wet locations where subject to shower spray. [CEC 410.10(D)]
- Recessed light fixtures in shower enclosures must be listed for a damp or wet location [CEC 410.10(A)]
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JA8-2019-E efficiency label. (CEnC 150.0(k)1C)
- All installed luminaires shall be high efficacy; either listed by source type or by being JA8-2019 certified and labeled. [CEnC 150.0(k)1A]
- All exhaust fans shall be switched separately from lighting systems. [CEnC 150(k)2B]
- Electrical panels shall not be installed in bathrooms [CEC 240.24(E)].

- A minimum of one luminaire shall be installed in each bathroom controlled by a vacancy sensor. [CEnC 150.0(k)2J]

Mechanical Requirements

- Exhaust ducts shall terminate outside the building and equipped with back-draft dampers. Dampers are not required when the exhaust fan operate continuously. Termination shall not be less than 3-ft from a property line, 10-ft from a forced air inlet, and 3-ft from openings into the building. Ducts shall not discharge onto a public walkway. [CMC 504.1, CMC 502.2.1]
- Bathrooms with no tub or shower (half baths) do not require mechanical ventilation if they are provided with a window at least 3 sq. ft. half of which is openable. [CRC R303.3]
- Mechanical ventilation is required in all bathrooms with tubs or showers. The fans shall have an exhaust rate of 50 cfm intermittent or 20 cfm continuous. [CMC 402.5, CMC Table 403.7]

Plumbing Requirements

- Residential lavatory faucets shall not exceed a flow rate of greater than 1.2 gallons per minute at 60 psi. [CPC 407.2.1.2]
- Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi. [CPC 408.2]
- Water closets shall have an average consumption of not more than 1.28 gallons per flush. [CPC 411.2]
- The water closet shall have a clearance of 30 inches wide (15 inches on center) and 24 inches in front [CPC 402.5]
- Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. [CPC 402.2]
- Lavatory sinks require minimum of 24 inches front clearance. [CPC 402.5]
- All shower compartments shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30 inch diameter circle. [CPC 408.6]
- Any doors shall swing out of the enclosure have a clear opening of 22 inches minimum. [CPC 408.5]
- Shower stalls and bathtubs with showerheads installed, shall have wall finishes with non-absorbent surface for a minimum of 6 feet above the floor. [CRC 307.2]
- Control valves and showerheads shall be located on the sidewall of shower compartments, arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. [CPC 408.9]
- The hot water valve shall be installed on the left side. [CPC 417.5]

- Shower and tub combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance and thermostatic types that provide scald and thermal shock protection. [CPC 408.3]

Bathroom Remodel Inspection Guide

- Visit the link below for bathroom inspection guide.

<http://buildingincalifornia.com/wp-content/uploads/2014/01/BathroomInspection.pdf>