



**Bathroom Remodel  
Permit Requirements**

Planning Building & Transportation  
2263 Santa Clara Ave., Rm. 190  
Alameda, CA 94501  
510.747.6800  
Hours: 7:30-3:30, Mon-Thur

	Permit Required <b>No</b>	Permit Required <b>Yes</b>
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

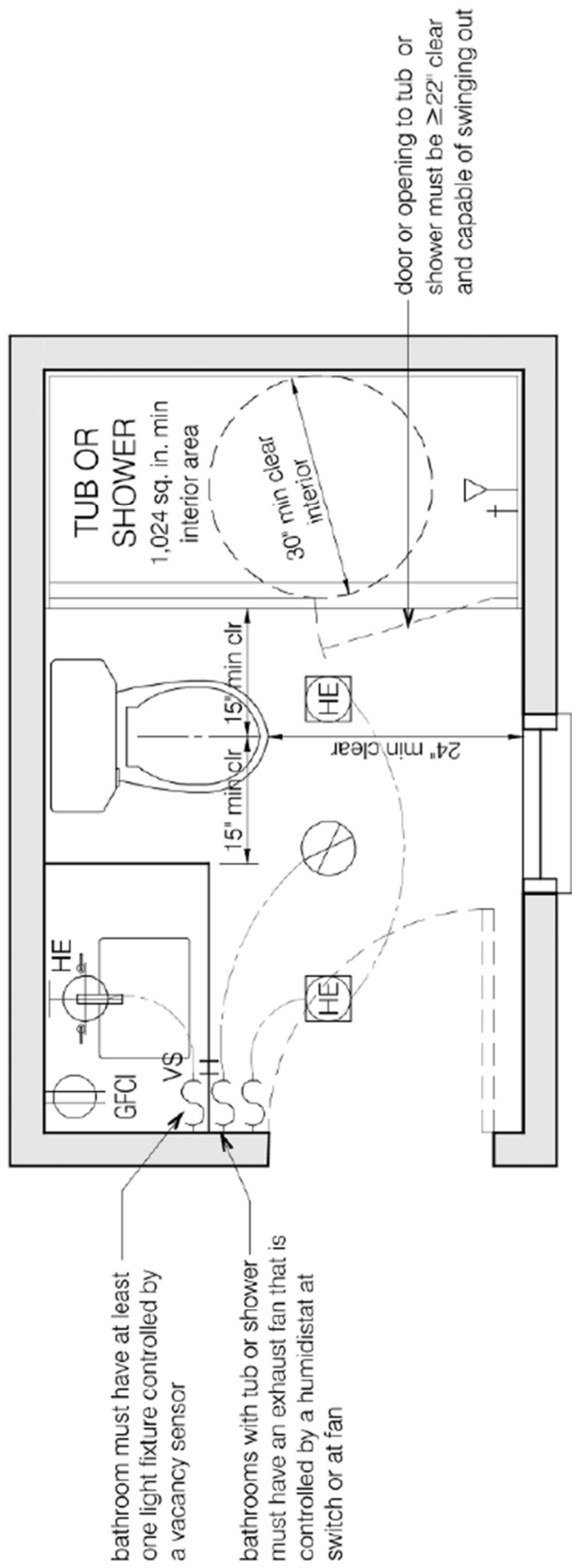
## MECHANICAL

- Rooms containing bathtubs, showers, spas, and similar bathing fixtures shall be mechanically ventilated at  $\geq 25$  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



bathroom must have at least one light fixture controlled by a vacancy sensor

bathrooms with tub or shower must have an exhaust fan that is controlled by a humidistat at switch or at fan