Residential Bathroom Remodel

Building Permit Application Requirements

- A completed Building Permit Application
- A floor plan showing the existing and proposed walls indicating if any existing load bearing walls will be removed (additional plans will be required if bearing wall will be removed or relocated) and the use of all adjoining rooms/areas. Also include the size and location of existing windows and note if they will be replaced.

Submit application and plans in PDF format to bldpermit@losaltosca.gov

*Non-structural bathroom renovations can generally be reviewed and permitted within 72 hours; however, projects which propose the removal or relocation of load bearing or non-load bearing walls or structural changes may be subject to standard plan review. Changes to the exterior will also be subject to additional requirements and approval by the Planning Department. If a permit is required, it shall be obtained prior to the start of the remodel.

The Following is a listing of the general requirements based on the 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Green Building Standards (CalGreen), and 2022 California Energy Efficiency Standards. Contact the Building Safety Division for any questions or additional information.

Electrical and Lighting Requirements

- All receptacles shall be GFCI protected and tamper-resistant (TR). If any new/additional outlets are installed, the bathroom shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.12)
- Exhaust fans with a 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). The exhaust fan may need to be supplied by a GFCI protected circuit based on the manufacturer's requirements. (CEES 150.0(k), 150.0(o))
- Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. (CEC 410.10)
- Receptacles exceeding 20 amperes in a wet location shall have an enclosure that is weatherproof when the attachment plug is removed. (CEC 406.9(B)2)
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C))
- All installed lighting fixtures shall be high efficiency. At least one light fixture shall be controlled by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated. All other light fixtures shall be controlled by a vacancy sensor or dimmer. All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures. 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. (CEES 150.0(k))

Tempered Glazing (CBC 2406.4, 2403.1 and CRC 308.1, R308.4)

Tempered glazing shall be installed in the locations listed below. Tempered glazing shall be permanently identified by a manufacturer marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed).

- Within a portion of the wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
- Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.
- Glazing within 24 inches of either side of the door in the plane of the door in a closed position.
- Glazing on the hinge-side of an in-swinging door that is installed perpendicular to a door in a closed position and within 24 inches of the door.

Water Closet Requirements

- 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)

Tub/Shower Requirements

- The mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120˚ F. The water-filler valve in bathtubs/whirlpools shall have a temperature limiting device set at a maximum of 120˚ F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3, 409.4)
- New or reconfigured shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30-inch diameter circle. Any doors shall swing out of the enclosure have a clear opening of 22 inches minimum. (CPC 408.5, 408.6)
- Shower stalls and bathtubs with shower heads installed shall have walls finished with a non-absorbent surface for a minimum of 6 feet above the floor. (CBC 1209 and CRC R307.2)
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (i.e. UL). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydromassage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. (CEC 680.70)
- Underlayment material used as backers for wall tile or solid surface material in tub and shower enclosures shall be either glass mat/fiber-reinforced gypsum backing panels (i.e. DensShield, Dens Armor Plus), non-asbestos fiber-cement/fiber mat back board (i.e. Hardibacker, cement board). All material shall be installed in accordance with the manufacturer's recommendations. Water-resistant gypsum board (i.e. purple board) may be used when attached directly to studs, overlaid with minimum Grade B building paper and wire lath. Tile shall be attached to the wire lath. (CBC 2509 and CRC R702.4)

- Shower floors shall be lined with an approved shower pan or an on-site built watertight approved lining (i.e. hot mop). On-site built shower linings shall extend a minimum of 3 inches vertically up the wall and shall be sloped ¼" per foot to weep holes. (CPC 408.7)
- A curb is required at showers. It shall be a minimum of 1 inch above the shower floor and between 2 inches and 9 inches above the top of the drain. A watertight nailing flange that extends a minimum of 1 inch high shall be installed where the shower floor meets the vertical surface of the shower compartment. The finished floor of the shower compartment shall be uniformly sloped between ⅛" and ½" per foot towards to the drain. (CPC 408.5)
- If installing a tub next to an existing fire rated wall/walls (i.e. between apartment units or townhomes, etc.) the integrity of the fire rated wall/walls construction shall be maintained (i.e., fire-blocking shall be installed in the wall/walls per R302.11 and R302.11.1 of the CRC and shall be constructed per CRC 302 Fire-Resistant Construction. Continuity of such fire-resistance rated wall/walls shall be per R302.2.3 of the CRC. (i.e., continuity of protection shall be full height from floor to ceiling, etc.)

Water Efficient Plumbing Fixtures (CalGreen 301.1.1, 4.303)

Residential buildings undergoing permitted alterations, additions, or remodels are required to replace all non-compliant plumbing fixtures (based on water efficiency) throughout the house with water-conserving plumbing fixtures.. All existing non-compliant plumbing fixtures shall be replaced with fixtures meeting the current standards.

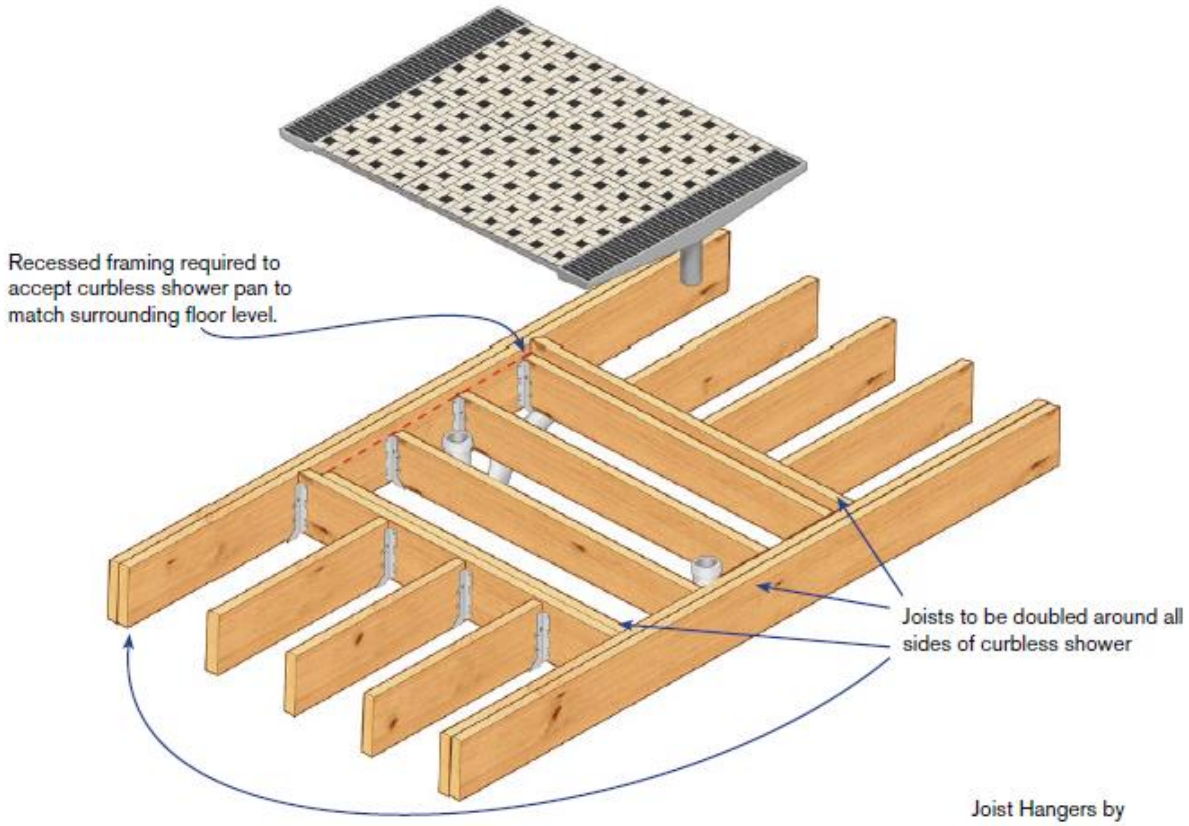
Plumbing Fixture	Maximum Flow Rate
Water Closet (Toilet)	1.28 gallons/flush
Showerhead	1.8 gallons/minute at 80 psi (Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.)
Lavatory Faucets	1.2 gallons/minutes at 60 psi
Kitchen Faucets	1.8 gallons/minute at 60 psi (average)

Residential building constructed after January 1, 1994 are exempt from this requirement.

Smoke and Carbon Monoxide Alarms

Bathroom Remodels will require the smoke and carbon monoxide detectors in conformance with the CRC Section R314 & R315. Smoke detectors are required in each sleeping room, outside of each sleeping area in the immediate vicinity of the bedroom. Smoke detectors shall be installed a maximum of 12 inches vertically down from the highest point of the ceiling and a minimum of 3 feet horizontally from a supply register or the tip of a ceiling fan blade. Carbon Monoxide detectors are required on each level outside of the sleeping rooms. All smoke/carbon alarms shall have battery back up and shall be interconnected with premise wiring with the only disconnect being the over current device at the electric panel.

Curbless Shower – Recessed Framing

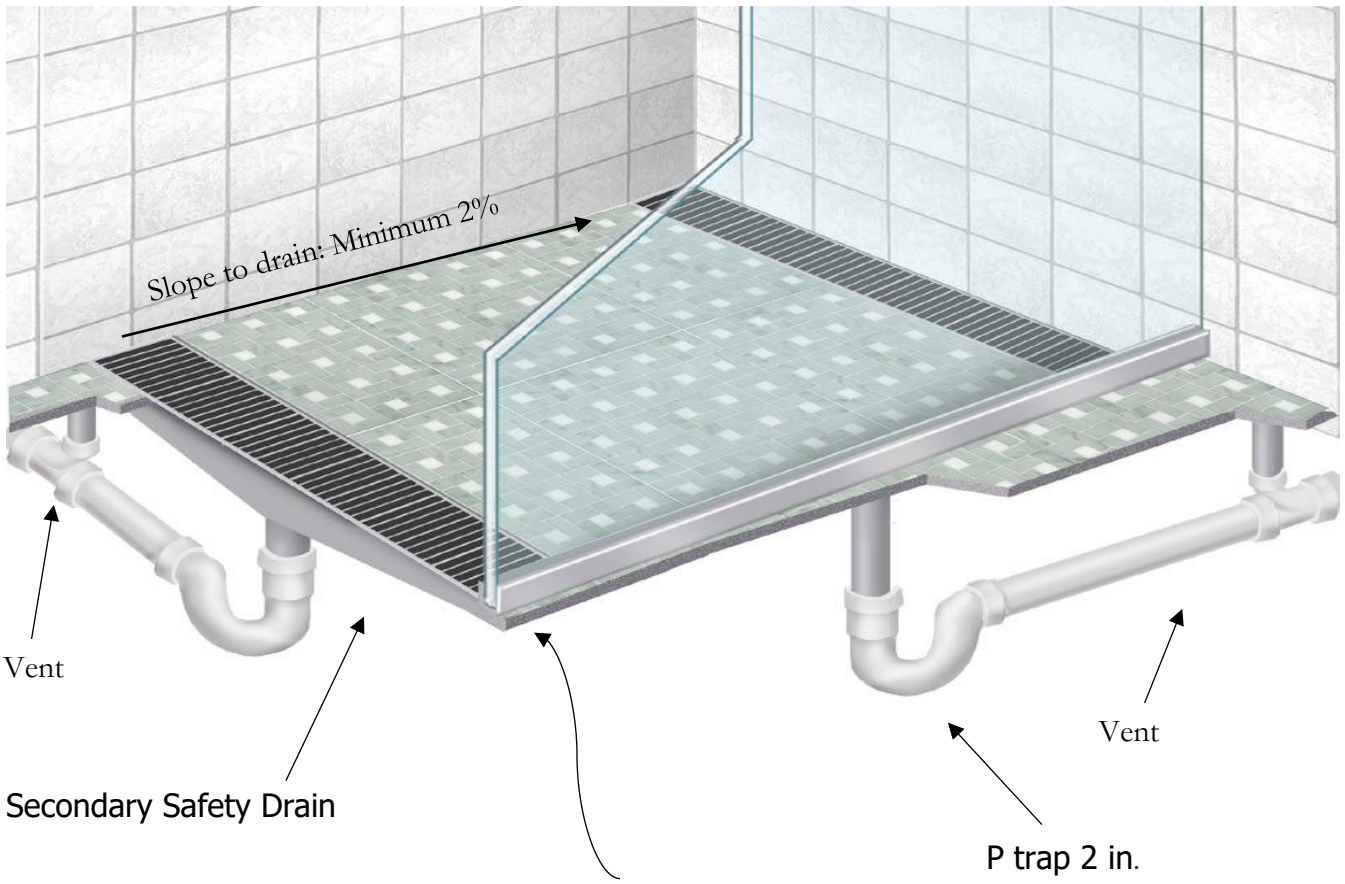


Curbless Shower Framing

Joist Hangers by SIMPSON StrongTie click here

Secondary Safety Drain

Curbless Shower



Glass (or shower) wall shall extend
From the edge of the drain to the backwall and 70 inches above the lowest (safety) drain