



BUILDING AND SAFETY DEPARTMENT

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Bathroom Remodel (Non-structural) Over-the-Counter Plan Check Guide

Design Criteria:

2022 Editions of the California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC) and California Green Building Standards (CGBS), 2016 California Energy Efficiency Standards.

Drawing Criteria:

Preferably, drawings shall be limited in size to a **MINIMUM 18" X 24"** to **MAXIMUM 24" X 36"** inches. Plans must be clear and legible; non-legible plans **will not be accepted**. Preferred scale: ¼ inch per foot for structural and architectural; 1 inch = 20 feet for site plans.

If required by the Chief Building Official, plans shall be wet-signed by preparer on each page. Design Professional must affix their seal and wet sign (cover sheet of supporting documents to be wet-signed).

For additional information open Form B-048 - Residential General Rehab Guidelines

Plan Check Guide:

- ONE (1) complete set of legible, scaled fully dimensional building plans to include:
- Project name and address as well as project owner's name, address, and phone number (Contact person)
 - Name, title, address, and phone number of architect or engineer of record
 - Assessor's parcel number (APN)
 - Total square footage of improvements
 - Zoning
 - Existing Floor Plan
 - Proposed Floor Plan

- ❑ Smoke detector locations (if valuation is more than \$1,000)
- ❑ Carbon Monoxide detector locations (if valuation is more than \$1,000)
- ❑ Bathroom receptacle outlets shall be supplied by at least one 20 amp branch circuit. Such circuits shall have no other outlets.
- ❑ Electrical receptacles shall be GFCI protected and located within 3 feet of basin, or installed on the side or face of the basin cabinet not more than 12" inches below the counter-top.
- ❑ Lighting in bathroom (s) must be high efficacy, or must be controlled by a manual-on occupancy sensor.
- ❑ Toilet clearance – 24" in front of toilet and 15" on each side of toilet.
- ❑ Shower compartment must have a finished interior no less than 1,024 square inches and shall encompass a minimum 30" inch circle.
- ❑ Dam, curb or threshold shall be at least 2" inches and not more than 9" inches.
- ❑ The finish floor of the shower receptor (pan) shall slope uniformly from the sides toward the drain not less than one-quarter (1/4) inch per foot, nor more than one-half (1/2) inch per foot.
- ❑ Shower doors shall open so as to maintain not less than twenty-two (22") inch unobstructed opening for egress.
- ❑ Shower and tub/shower shall have a smooth, hard, non-absorbent surface (i.e., ceramic tile or fiberglass) over a moisture resistant underlayment to a height of 70" inches above the drain inlet.
- ❑ Pressure balanced or thermostatic mixing valve required for shower and shower tub combinations.
- ❑ Control valves and shower heads shall be located on the sidewall of shower compartments or otherwise arranged so that the shower-head does not discharge directly at the entrance to the compartment and the bather can adjust the valves prior to stepping into the shower spray.
- ❑ Safety glazing is required on windows within tub or shower area when the bottom exposed edge of the glazing is less than 60" inches above a standing surface and drain inlet.
- ❑ Ventilation required either through natural means (operable window) or by mechanical ventilation (i.e., exhaust fan).
- ❑ Skylights – operable skylights need to be 10 feet from plumbing vents or 3 feet below the vent termination.
- ❑ Building Permit Application (Completed and Signed)
- ❑ Owner Builder Form, if applicable
- ❑ The plan check stamps and/ or stickers shall be applied to plans: