



City of San Dimas

Building and Safety Division

Bathroom Remodel Requirements

PROJECT INFORMATION			
Project Address:		Permit Number:	
Work Description:			

- 1) The Governing Codes For the project are *(Please include these on the first page of your plan submittal)*:
 - a. **2022 California Residential Code**
 - b. **2022 California Mechanical Code**
 - c. **2022 California Electrical Code**
 - d. **2022 California Plumbing Code**
 - e. **2022 California Energy Code**
 - f. **2022 California Green Code**
 - g. **City of San Dimas Municipal Code**

- 2) Provide a floor plan showing the existing conditions and a floor plan that shows the proposed modifications.

- 3) Section 150.2(b) of the California Energy Code requires alterations to comply with sections 110.0 through 110.9, 150.0(a) through (l), 150.0(m)1 through 150.0(m)10 and sections 150.0(p) through (q) for prescriptive requirements.
 - a. Lighting installed in Bathroom areas are required to comply with the California Energy code section 150.0(k). All installed luminaires shall be high-efficacy in accordance with Table 150.0-A (see the table below)
 - b. Recessed downlight luminaires must be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
 - c. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM.
 - d. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and

City of San Dimas
Building and Safety Division

Bathroom Remodel Requirements

- e. For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
- f. Shall not contain screw base sockets (must be designed for pin-based bulbs).
- g. Exhaust fans shall be switched separately from lighting system.
- h. At least one luminaire in the bathrooms are required to be controlled by a vacancy sensor. (The light must be manually turned on, but will automatically turn off when the room is vacant).

Table 150.0-A Classification of High-Efficacy Light Sources Light sources shall comply with on of the columns below	
Light sources in this column, other than those installed in ceiling recessed downlight luminaires, are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8.	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Referenced Joint Appendix JA8 and marked as required by JA8
1. LED light sources installed outdoors.	1. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C.
1. Inseparable solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting.	2. Any light source not otherwise listed in this table.
2. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.	
3. High intensity discharge (HID) light sources including pulse start metal halide and high pressure sodium light sources.	
4. Luminaires with hardwired high frequency generator and induction lamp.	
5. Ceiling fan light kits subject to federal appliance regulations.	

- i. Provide the manufactures data sheet for the light fixtures proposed to show compliance with the California Energy Code requirements listed above.

4) The California Electrical Code requires;

- a. A separate dedicated 20A branch circuits for the receptacles in the bathrooms. (210.11C3) (Or provide a dedicated 20A circuit to each bathroom).
- b. Receptacles are to be within 3-feet of each basin. (210.52D)

City of San Dimas
Building and Safety Division
Bathroom Remodel Requirements

- c. Ground Fault Circuit Interrupter (GFCI) protection is to be provided all receptacles outlets installed within 6-feet of sinks, bathtubs or shower stalls. (210.8A)
- 5) The California Plumbing Code requires:
- a. 15-inch minimum clearance from center of toilet or bidet to side wall, vanity or adjacent shower or tub. (402.5)
 - b. 24-inch minimum clearance in front of lavatory or toilet. (402.5)
 - c. Maximum 1.28 gallons per flush toilets. (411.2)
 - d. Showers are to have a 2-inch trap and drain pipe. (408.4)
 - i. For a bathtub to shower retrofit, a 1-1/2-inch trap and trap are is permitted with a maximum shower size of 36-inch in width and 60-inch in length. (Table 702.1⁹)
 - e. Showers are to have a minimum 1024 square inches of space. (408.6)
 - f. Showers are to have a minimum 30-inches turning circle inside of the compartment. (408.6)
 - g. A shower door shall open so as to maintain not less than a 22-inch unobstructed opening for egress. (408.5)
- 6) The California Mechanical Code requires:
- a. Each bathroom is to be mechanically ventilated. (405.3)(CGC4.506)
 - b. Exhaust duct must terminate outside of the Building and be equipped with a backdraft damper. The duct cannot be terminated at gable end vents or roof vents. (504.1.1) (CGC4.506)
- 7) The California Green Code requires:
- a. Bathroom exhaust fans are to be Energy Star compliant and the ducting is required to terminate outside of the building. (4.506)
 - b. Unless the fan is functioning as part of a whole house ventilation system, fans must be controlled by a humidity control.
- 8) The California Residential Code requires:
- a. Glazing in walls or enclosures containing or facing tubs, showers, steam rooms, whirlpools, hot tubs or spas where the bottom exposed edge of the glazing is less than 60-inches measured vertically above any standing or walking surface shall be safety glazing. (R308.4.5)

City of San Dimas

Building and Safety Division

Bathroom Remodel Requirements

- i. Exception: Glazing that is more than 60-inches, measured horizontally and in a straight line, from the water's edge.
 - b. Smoke and Carbon Monoxide alarms are required when the construction cost exceeds \$1000.00; (Section 314 & 315)
 - i. Smoke alarms shall be installed in the following locations:
 - 1. In each sleeping room.
 - 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - 3. On each additional story of the dwelling, including basements and habitable attics.
 - 4. Per the manufacture's specifications and installation instructions.
 - ii. Carbon Monoxide alarms shall be installed in the following locations:
 - 1. Outside of each separate sleeping area in the immediate vicinity of the bedroom.
 - 2. On every occupiable level of a dwelling unit, including basements.
 - 3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
 - 4. Per the manufacture's specifications and installation instructions.
- 9) **The above list is not an all-inclusive list of requirements. It is the responsibility of the Permittee (owner, contractor or person performing the work) to be familiar with all the Building Code requirements, state laws and local ordinances.**