



City of San Dimas

Building and Safety Division

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RESIDENTIAL BATHROOM REMODEL REQUIREMENTS

1. The Governing Codes For the project are (*Please include these on the first page of your plan submittal*):
 - a. [2025 California Residential Code](#)
 - b. [2025 California Mechanical Code](#)
 - c. [2025 California Electrical Code](#)
 - d. [2025 California Plumbing Code](#)
 - e. [2025 California Energy Code](#)
 - f. [2025 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*.
NOTE: If the bathroom shares a common wall with another dwelling unit or occupancy, a fire rated-assembly detail must be submitted with the application that is specific to the building. The fire-rated assembly must be maintained.
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 and light sources shall be certified and marked as required by JA8.
 - 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 at 75 Pascals when tested in accordance with ASTM E283.
 - 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
 - e. Shall be in compliance with JA8 elevated temperature requirements, including marking requirements.
 - f. Exhaust fans shall be switched separately from lighting system and comply with CNC 150.0(o)1G.
 - i. At least one luminaire in the bathrooms are required to be controlled by an occupancy or vacancy sensor providing automatic- off functionality.
 - g. Provide the manufacturer's data sheet for the light fixtures proposed to show compliance with the California Energy Code requirements

2025 Energy Code Joint Reference Appendix JA8 Certification

Products certified as:

- JA8-2016 or JA8-2016-E
- JA8-2019 or JA8-2019-E
- JA8-2022 or JA8-2022-E
- JA8-2025 or JA8-2025-E

as specified in Joint Reference Appendix JA8 can be used for projects subject to the 2025 Energy Code.



- h. Recessed downlight luminaries installed in ceilings for a residential permitted project

Note:

- i. These luminaries must be labeled Joint Reference Appendix JA8-2016, 2019, 2022 or 2025 for elevated temperature.
- ii. Recessed fixtures are not allowed to have screw-based sockets in residential new construction and permitted alterations.
- iii. Alterations can retain existing screw-based can lights as long as existing can lights meet the requirements of 150.2(b)1K or 180.2(b)4A

4. The California Electrical Code requires;

- a. A separate dedicated 20A branch circuits for the receptacles in the bathrooms. (210.10C3) (Or provide a dedicated 20A circuit to each bathroom).
- b. Receptacles are to be within 3-feet of each basin. (210.52D)
- c. Ground Fault Circuit Interrupter (GFCI) protection is to be provided all receptacles outlets installed within 6-feet of sinks, bathtubs or shower stalls and in a readily accessible location (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. (408.5)
 - 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. (408.7)
- f. Showers are to have a minimum 30-inches turning circle inside of the compartment. (408.7)
- g. A shower door shall open so as to maintain not less than a 22-inch unobstructed opening for egress. (408.6)

6. The California Mechanical Code requires:

- a. Each bathroom is to be mechanically ventilated. (R325.2.1) (405.3) (CGC4.506.1)
- 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 attic vents. (405.3, 504.1.1) (CGC4.506.1)

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. (CGC4.506.1)
- b. Unless the fan is functioning as part of a whole house ventilation system, fans must be controlled by a humidity control. (CGC4.506.1)

8. The California Residential Code requires:

- a. Glazing in walls or enclosures containing or adjacent to bathtubs, showers, steam rooms, saunas, or whirlpools 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. (R324.4.5)
 - i. Exception: Glazing that is more than 60-inches, measured horizontally from the water's edge of a bathtub, hot tub, spa, whirlpool, or from the edge of a shower, sauna or steam room.
- b. Smoke and Carbon Monoxide alarms are required when the construction cost exceeds \$1000.00;

(Section 310 & 311)

- 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. Not less than 3-feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm.
 5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceed that of the hallway by 24-inches or more.
 6. Within the room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft.
 7. Per the manufacture's specifications and installation instructions and per R310.3.3.
- 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.

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.