



Planning and Development
Building & Safety Division

BATHROOM REMODEL

For One and Two Family Residences & Townhomes not exceeding 3 Stories

Requirements for Permit Submittal:

Before approval and issuance of a building permit for bathroom remodel applicant shall submit four (4) sets of plans (minimum size 11"x17"), which are drawn to scale (or at the very minimum fully dimensioned), readable, legible, and include the following information: (Plan information listed in the items below could be combined if clarity is maintained)

1. **Cover Sheet** including the following: (a) project address; (b) owner's name, address, phone number; (c) name, address and phone number of the person preparing the plans, (d) scope of work statement; (e) sheet index indicating each sheet title and number, (f) legend for symbols, abbreviations and notations used in the drawings.
2. **Schematic Site Plan** showing building footprint with distances to property lines. On site plan indicate locations of any new exterior alterations (i.e., enlargement/addition of exterior windows, doors, skylights, fan/duct/vent terminations, etc.).
Note: Added and/or enlarged exterior openings less than 5 feet from the side or rear property lines shall comply with the requirements of CRC Table R302.1 (1) or R302.1(2).
3. **Existing Floor Plan** for the floor/story where the remodeled bathroom is located. Specify the existing use of all rooms and areas. (Note: existing floor plan may be in a schematic format and is required for reference purposes only).
4. **Proposed Bathroom Floor Plan** showing type and location of the proposed interior cabinetry, counter-tops, plumbing fixtures, etc. The following should be indicated on the floor plan:
 - A. Dimension on the plans the 30-inch clear width for water closet space and 24-inch clearance in front of the water closet bowl. (CPC Sec.407.5)
 - B. Specify shower compartment shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30-inch diameter circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold. The area and dimensions shall be maintained to a point of not less than seventy inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerhead, soap dishes, shelves and safety grab bars or rails. (CPC Sec.411.7).
 - C. Specify shower doors shall open so as to maintain not less than a 22" unobstructed opening for egress (swing outward). (CPC Sec.411.6).
 - D. Specify shower and tub/shower walls shall be provided with a nonabsorbent surface to a height of not less than 6 ft above the floor. . (CRC Sec.R307.2).
 - E. Specify that showers and tub/showers shall be provided with pressure-balance, thermostatic, or combination pressure balance/thermostatic mixing valve controls per CPC Section 418.0.
 - F. Specify safety glazing in walls enclosing tubs/showers where the bottom exposed edge of the glazing is less than 60" above a standing surface. (CRC Sec.R308.4 Item 5).

5. **Construction Details** for any new/reframed interior/exterior walls/openings, headers etc.
6. **Electrical Plan** (may be combined with the floor plan) addressing the following requirements:
 - A. Specify one 20-amp circuit for bathroom receptacle outlets **OR** provide a dedicated 20-amp circuit for each individual bathroom being altered or added. Note: bath lighting shall not be on an outlet circuit. (CEC Art.210.11(C)(3)).
 - B. Indicate at least one receptacle outlet within 3 ft of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin, or on the side or face of the basin cabinet not more than 12 inches below the countertop. (CEC Art.210.52(D)).
 - C. Specify GFCI protected outlets for all bathroom receptacles. (CEC Art.210.8(A)).
 - D. **New!** Specify that all added/replaced 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (CEC Art.406.11)
7. **Lighting / Reflected Ceiling Plan** (may be combined with floor plan and electrical plan) addressing the following requirements:
 - A. Indicate all lighting as high efficacy (i.e., fluorescent), OR provide a manual-on occupant sensor. The manual-on occupant sensor must be turned on manually with a switch and must turn off automatically when no one is present. (CEES Sec.150(k)10).
 - B. Recessed luminaries in insulated ceilings shall be rated for zero clearance insulation cover (IC), and shall include a label certifying air-tight (AT) designation.
 - C. If the remodeled bathroom or toilet room is not equipped with a window that provides a ventilation opening of at least 1.5 sq.ft, specify mechanical ventilation with an exhaust capacity of at least 50 cfm. (CRC Sec.R303.3)
 - D. Specify exhaust fan (if provided) shall be switched separately from lighting system. (CEES Sec.150(k)8).
8. **Title 24 Energy Requirements:** Under the 2008 Energy Efficiency Standards a completed & signed CF-1R-ALT *Energy Certificate of Compliance for Residential Alterations* accompanied by MF-1R *Mandatory Measures Summary* must be submitted with any remodeling project which includes alterations to envelope components (i.e., insulation, replacement of windows, etc.), heating system and water heating. Energy compliance forms are available at the counter of the Permit Service Center, OR from the City of Berkeley web site at:
<http://www.cityofberkeley.info/ContentDisplay.aspx?id=27770>, OR on line at:
http://www.energy.ca.gov/2008publications/CEC-400-2008-016/rev1_appendices/appendix_A_files/
9. **Smoke Detectors:** When a permit is required, smoke detectors shall be installed: (a) in each sleeping room, (b) outside each separate sleeping area in the immediate vicinity of the bedrooms, (c) on each story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. (CRC Sec.R314).
10. **Carbon Monoxide Alarms:** When a permit is required for alterations, repairs or additions exceeding \$1,000, existing dwellings that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in the following locations: (a) outside of the dwelling unit sleeping area in the immediate vicinity of the bedroom(s); (b) on every level of a dwelling unit including basements. (CRC Sec.R315).