City of San Dimas

Building and Safety Division

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Bathroom Remodel Requirements

PROJECT INFORMATION			
Project Address:		**Permit Number:**	
Work Description:			

1) The Governing Codes For the project are:
- **a.** **2019 California Residential Code**
- **b.** **2019 California Mechanical Code**
- **c.** **2019 California Electrical Code**
- **d.** **2019 California Plumbing Code**
- **e.** **2019 California Energy Code**
- **f.** **2019 California Green Code**
- **g.** **City of San Dimas Municipal Code**

2) Provide a site plan showing all property lines and all structures on the property.

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

4) Section 150.2(b) of the California Energy Code requires alterations to comply with sections 110.0 through 110.9, 150.0(a) through (m) and sections 150.0(o) through (q).
- **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 below)
- **b.** Recessed downlight luminaries 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.** 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
- **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.

TABLE 150.0-A
CLASSIFICATION OF HIGH-EFFICACY LIGHT SOURCES

HIGH-EFFICACY LIGHT SOURCES Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy	
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 shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.
1. Pin-based linear or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide. 3. High pressure sodium. 4. GU-24 sockets containing light sources other than LEDs.[a, b] 5. Luminaires with hardwired high frequency generator and induction lamp. 6. Inseparable SSL luminaires that are installed outdoors. 7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources 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. 9. GU-24 sockets containing LED light sources. 10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.

Notes:
a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps.
b. California Title 20 Section 1605(k)3 does not allow incandescent sources to have a GU-24 base.

i.

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

5) The California Electrical Code requires;

- **a.** A separate dedicated 20A branch circuits for the receptacles in the bathrooms. (210.11C3)
  - **i.** Or provide a dedicated 20A circuit to each bathroom. (Exception)
- **b.** Receptacles are to be within 3-feet of each basin. (210.52D)
  - **i.** Ground Fault Circuit Interrupter (GFCI) protection is to be provided all receptacles outlets. (210.8A6)

6) The California Plumbing Code requires:

- **a.** 15-inch minimum clearance from center of toilet or bidet to side wall, vanity or adjacent fixtures. (402.5)
- **b.** 24-inch minimum clearance in front of lavatory or toilet. (402.5)
- **c.** Maximum 1.6 gallons per flush toilets. (411.2)
- **d.** Showers are to have a 2-inch trap and drain pipe. (408.4)
- **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)

7) The California Mechanical Code requires:

- **a.** Each bathroom is to be mechanically ventilated. (402.5)
- **b.** Exhaust duct must terminate outside of the Building and be equipped with a backdraft damper. (504.1.1)

8) 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.

9) 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)

i. Exception: Glazing that is more than 60-inches, measured in a horizontally and in a straight line, from the water's edge.

b. Smoke and Carbon Monoxide alarms; (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.

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.

10) **The above list is not an all-inclusive list of requirements. It is the responsibility of the Permitee (owner, contractor or person performing the work) to be familiar with all the Building Code requirements, state laws and local ordinances.**