

TOWN OF LOOMIS



BUILDING REQUIREMENTS FOR RESIDENTIAL BATHROOM REMODELS

The following is a listing of the general requirements for residential bathroom remodels and is based on the 2013 California Residential Code (CRC), 2013 California Electrical Code (CEC), 2013 California Plumbing Code (CPC), 2013 California Energy Efficiency Standards (CEES), California Green Building Standards Code (CGBSC) and the California Civil Code. This is a general informational handout only and is not to be considered all-inclusive. In all cases, the appropriate code(s) shall govern.

Tub/Shower and Water Closet Requirements:

- Any new or replaced mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120° F. Any new or replaced water-filler valve in bathtubs/whirlpools shall have a temperature limiting device set at a maximum of 120° F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3, 409.4)
- Shower stalls shall be a minimum finished interior of 1,024 square inches and be capable of encompassing a 30 inch diameter circle. Any doors shall swing out of the enclosure and have a clear opening of 22 inches minimum. (CPC 408.5, 408.6)
- Shower stalls and bathtubs with shower heads installed shall have walls finished with a nonabsorbent surface for a minimum of 6 feet above the floor. (CRC R307.2)
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (e.g., UL). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydro-massage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. (CEC 680.60)
- The water closet shall have a clearance of 30 inches wide (15 inches on center) and 24 inches in front. (CPC 402.5)
- Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. (CPC 402.2)

Water Efficient Plumbing Fixtures (California Civil Code 1101.4(a) and CGBSC 4.303):

The California Civil Code requires that all existing non-compliant plumbing fixtures (based on water efficiency) throughout the house be upgraded whenever a building permit is issued for remodeling improvements. Residential buildings constructed after January 1, 1994 are exempt from this requirement except when fixtures are replaced. The following table shows the fixtures that are compliant and what is required if fixtures need to be replaced:

- Water Closet (Toilet): 1.28 gallons/flush
- Showerhead: 2.0 gallons/minute at 80psi
- Faucet – Bathroom: 1.5 gallons/minute At 60 psi
- Faucet – Kitchen: 1.8 gallons/minute at 60 psi (average)

Tempered Glazing (CRC R308.1, R308.4):

Tempered glazing shall be installed in the locations listed below. Tempered glazing shall be permanently identified by a manufacturer marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed).

- Within a portion of wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
- Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.

Electrical/Lighting Requirements:

- All receptacles shall be GFCI protected and tamper-resistant (TR). New/additional outlets shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.12)
- Exhaust fans with minimum ventilation rate of 50 CFM are required in all bathrooms, even if an operable window is installed. Exhaust fans and lighting shall have separate control switches (even if a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protected circuit based on the manufacturer's requirements. (CEES 150.0(o), CRC R303.3)

- Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. (CEC 410.10)
- Lighting shall meet both of the following requirements (CEES 150.0(k)5): – A minimum of one high efficiency Fixture shall be installed. The following table defines the requirements for high efficiency lighting. A listing of approved high efficiency lighting fixtures is available on-line at: <http://www.appliances.energy.ca.gov/QuickSearch1024.aspx>

HIGH EFFICIENCY LIGHTING REQUIREMENTS

Lamp Power Rating	Minimum Lamp Efficiency	
5 watts or less,	30 lumens per watt	~ Over 5 watts to 15 watts, 45 lumens per watt
Over 15 watts to 40 watts,	60 lumens per watt	~ Over 40 watts, 90 lumens per watt

The CF2R-LTG-01-E form will be supplied with any scope of work containing lighting.

- Any other lighting that is not high efficiency shall be controlled with a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
- Recessed fixtures shall be air tight rated (AT) and rated for contact with insulation (IC) where installed in the exterior envelope and must be sealed with a gasket or caulking between the housing and ceiling material.

Smoke and Carbon Monoxide Alarms (CRC 314.3, CRC 315.1)

Smoke alarms shall be installed on the ceiling or wall (between 4” and 12” of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery. Always consult the manufacturer’s installation instructions.

Carbon monoxide alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel burning appliances and where the garage is detached from the house. Always consult the manufacturer’s installation instructions.

Town of Loomis General Notes:

- Amended Construction Documents: Work shall be installed in accordance with the approved construction documents and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.
 - It shall be the duty of the building permit holder or their duly authorized agent to notify the Building Official when work is ready for inspection and to provide access and means for inspection of such work.
 - All work shall be subject to inspection by the Town of Loomis Building Official and such work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or any other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or for any other ordinances of the jurisdiction shall not be valid. Neither the Building Official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.
- I have read these requirements and understand they are not a comprehensive list of all pertinent regulations. I further agree to comply with all applicable codes and ordinances whether or not they are discovered during plan review or inspection.

Address of Project

Permit Number

Owner or Authorized Agent (Please PRINT)

Date

Signature of Owner or Authorized Agent