



CITY OF MONROVIA

Community Development Department
Building and Safety Division
415 South Ivy Avenue
Monrovia, CA 91016-2888

CODE CYCLE
2016 CALIFORNIA CODES
AND CITY OF MONROVIA
MUNICIPAL CODE

EFFECTIVE DATE
01/01/2017

1 of 2

BATHROOM REMODEL REQUIREMENTS

A permit is required for bathroom remodels that include the removal & replacement and/or relocation of toilets, sinks, tub/showers, replacement/alteration to the electrical, or removal & replacement of gypsum board.

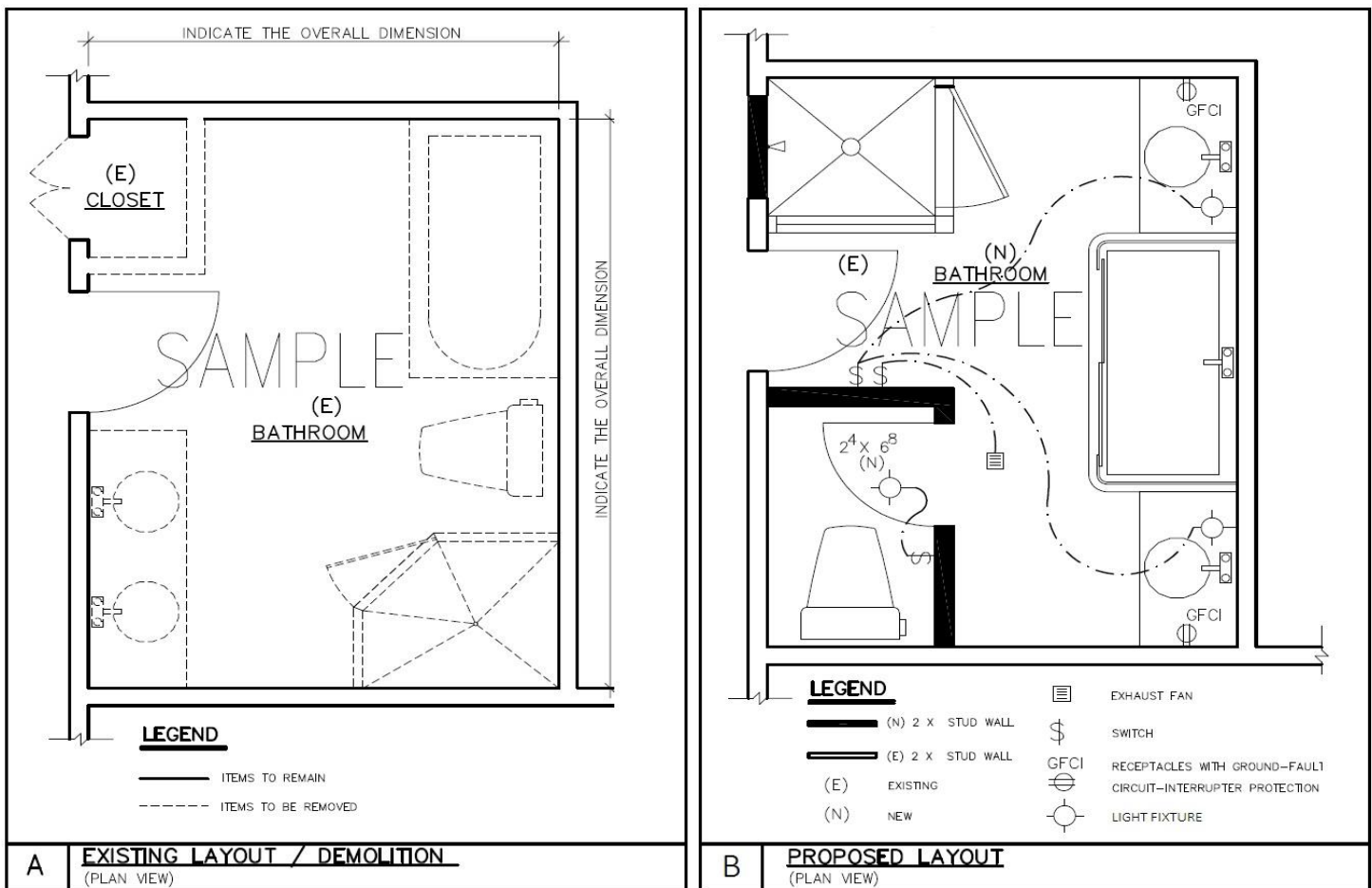
I. Applicable codes:

- 2016 California Building Code, Residential Code with local amendments.
- 2016 California Energy Code, Cal Green Code with local amendments.
- 2016 California Plumbing, Mechanical, and Electrical Code with local amendments.

II. Submit 2 sets of plans which consist of the following (if applicable):

1. Floor Plan – Show existing, demo and proposed layout.
2. Electrical Plan – Show location of proposed lighting fixtures, outlets, switches, etc...
3. Framing details and connections, if walls are being relocated. Note if demolished walls are load-bearing or non-load bearing. If load-bearing, show existing framing layout. Engineering may be required.

III. Sample Bathroom Layout (Clearly list out the scope of work on the plans):



This handout is for information & reference only, and is not a substitute for plans prepared for each project. See page 2 for a checklist of code requirements for residential bathroom remodels. Compliance to all applicable code requirements and notes must be shown on the plans for review and approval.

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may apply beyond what is located in this handout as seen appropriate by the Building and Safety Division.



CITY OF MONROVIA

Community Development Department
Building and Safety Division
415 South Ivy Avenue
Monrovia, CA 91016-2888

CODE CYCLE
2016 CALIFORNIA CODES
AND CITY OF MONROVIA
MUNICIPAL CODE

EFFECTIVE DATE
01/01/2017

2 of 2

BATHROOM REMODEL REQUIREMENTS

A. General Building Comments

- Note on Plans: All work must comply with the 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Energy Code, and 2016 California Green Building Code.
- Provide bathroom exhaust fan controlled by a humidistat for each bathroom containing a bathtub, shower, or combination for purpose of humidity control (R303.3.1; CGBC 4.506.1.2). Mechanical ventilation shall be minimum 50 CFM intermittent or 20 CFM continuous ventilation (CRC R303.3).
- Bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 6'-8". (CRC R305.1).
- Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower floor. (CRC R308.4.5)
- Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface extending to a height of not less than 6 feet above the floor. (CRC R307.2)

B. Electrical Comments

- Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located not more than 12" below the countertop. [CEC Section 210.52(D)] A 20-ampere branch circuit shall be provided to supply bathroom receptacle outlet(s). Such circuits shall have no other outlets. [CEC 210.11(C)(3)]. Exception: This circuit may serve more than one bathroom.
- All receptacles installed in bathrooms shall be protected with GFCI [CEC 210.8(A)(1)].
- All receptacles shall be listed tamper-resistant. [CEC 406.12]
- No hanging or pendant light fixtures in zone 3' away and 8' above the top of the bathtub or shower. A surface or recessed fixture is acceptable within the zone or above the zone. [CEC 410.10(D)]
- Fixtures located within the actual outside dimensions of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as "suitable for damp locations" or "suitable for wet locations", provided with a solid lens and be GFCI protected. [CEC 410.10(A)(D)]

C. Cal Green Comments

- Water closets: The effective flush volume shall not exceed 1.28 gallons per flush. (CGBC 4.303)
- Lavatories: Lavatory faucets shall have a maximum flow rate not to exceed 1.2 gallons per minute at 60 psi. The minimum flow rate shall not be less than 0.8 gallons per minute at 20 psi. (CGBC 4.303)

- Shower heads: Single shower heads and multiple showerheads serving one shower shall have a maximum flow rate of 2.0 gallons per minute at 80 psi. (CGBC 4.303)
- Fans shall be ENERGY STAR compliant. (CGBS 4.506.1(1))

D. Plumbing Comments

- The shower compartment shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30 inch diameter circle. (CPC 408.6).
- Dimension 30 inches clear width and 24 inches clear front of toilet (CPC 402.5)
- Shower doors must not encroach into the required thirty (30) inch circle. Shower doors shall swing out and open so as to maintain a minimum twenty-two (22) inch unobstructed opening for egress. (CPC 408.5).
- All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve. (CPC 408.3)
- Control valves & showerheads shall be arranged so that the shower-head does not discharge directly at the entrance to the compartment. (CPC 408.9)
- Unless otherwise listed, all bathtubs and whirlpool bathtubs shall comply with the following (CPC 409): A removable panel shall be provided to access and remove the pump. Whirlpool pump access located in the crawl space shall be located no more than twenty (20) feet from an access door, trap door, or crawl hole. (CPC 409.6)

E. Title 24 Energy Comments

- All bathroom luminaires shall be high-efficacy (CEnC 150.0(k)1A) and at least one luminaire shall be controlled by a vacancy sensor. (CEnC 150.0(k)2J)
- Fixtures recessed into ceilings shall be listed for zero clearance insulation contact (IC), have a label that certifies that the fixture is airtight with air leakage less than 2.0 CFM at 75 Pascals (AT), 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 (CEnC 150.0(k)1C).
- Exhaust fans shall be switched separately from lighting systems. (CEnC 150.0(k)2B)
Exception: Lighting integral to an exhaust fan may be on the same switch as the fan provided the lighting can be switched OFF in accordance with the applicable provisions in Section 150(k)2 while allowing the fan to continue to operate for an extended period of time.

F. Smoke and Carbon Monoxide Alarms

Note: Dwelling units shall be equipped with smoke alarms and carbon monoxide alarms located per R314 & R315.