



COMMUNITY DEVELOPMENT DEPT.

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1/1/17

REQUIRED FOR BATHROOM REMODEL 2016 CBC

1. All permanent lighting in bathrooms that are to be remodeled shall be high efficacy (e.g. fluorescent) or shall be controlled by a motion sensor.
 - All light fixtures that are to be recessed into insulated ceilings (can lights) shall be insulated contact (I.C.) rated so that insulation can be placed over them. The light fixture housing shall be airtight to prevent conditioned air escaping into the attic or ceiling cavity and unconditioned air infiltrating from the attic or ceiling cavity into the conditioned space.
2. At least one 20-amp branch circuit shall be provided to supply the bathroom receptacle outlet(s). Outlets for other equipment within the same bathroom shall be permitted to be supplied from the 20-amp branch circuit when the circuit supplies a single bathroom.
3. At least one wall receptacle outlet shall be installed within 3 feet of the edge and adjacent to each basin location and shall be GFIC protected. The outlet shall not be installed in a face up position.
4. Pressure balance or thermostatic mixing valve is required at shower and/or tub shower combinations.
5. Glazing in enclosures for wet surfaces (tubs and showers) within 60” radius shall be tempered safety glazing.
6. Glazing in any portion of a building wall, where the bottom of the glazing is less than 60” above a standing surface and drain inlet shall be tempered safety glazing.
7. All fans shall exhaust 3’ away from an exterior opening.
8. All lights over a shower or bathtub enclosed by walls and enclosures shall be marked “suitable for wet locations”. All lights over a bathtub with no enclosure shall be marked “suitable for damp locations”. No receptacles are permitted in a bathtub or shower space.
9. Smoke detectors in all bedrooms, centrally located in areas leading to bedrooms, one at each story, and one in the basement.
10. Carbon Monoxide alarms are required in areas leading to bedrooms and on each floor level.
11. All knob and tube wiring that is exposed when walls are opened is to be removed back to the attic or under floor accessible spaces and spliced in a junction box with romex, or other approved wiring method, to be run back to the original location. Knob and tube boxes must be replaced to accommodate new wiring type. If removal of wiring would necessitate opening of additional walls not in the scope of the work, and the wiring is in sound condition, then it may remain.
12. All 15 and 20 ampere receptacles shall be tamper resistant.

13. All lighting shall be high efficacy (fluorescent, LED). LED lighting system and GU-24 lamp holder shall be listed by Energy Commission and shall meet the requirement of Table 150-C.

Watts	Lumens/Watts
5 or less	30
>5 to 15	45
>15 to 40	60
Over 40	90

14. Non-Compliant Plumbing Fixture Replacement Requirements

- Effective January 1st 2014, all buildings undergoing permit alterations, additions, or improvements shall replace non-compliant plumbing fixtures with water conserving plumbing fixtures.
- Plumbing fixture replacement is required prior to issuance of completion, certificate of occupancy, or final permit approval by the local building department.

15. Minimum size for shower compartments.

- The shower compartment shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30 inches circle. **CPC 408.6.**
- The area and dimensions shall be maintained to a point of not less than 70 inches above the shower **CPC 408.6.**
- Showers shall have a minimum 22 inches door for egress **CPC 408.5.**

16. Required clearance at water closets – Minimum 30 inches wide clear space at water closet extending at least 24 inches in front of the water closet is required **CPC 402.5.**

17. Backing behind showers and tubs – Shower and tub/shower shall have smooth, hard, non-absorbent surface (e.g., ceramic tile or fiberglass) over moisture resistant underlayment (e.g., w.r. gyp) to a height of 6 feet above the drain inlet **CRC 307.2.**