



CITY OF MISSION VIEJO
BUILDING SERVICES DIVISION
200 CIVIC CENTER,
MISSION VIEJO, CA 92691
(949) 470-3054

BATH REMODELS
For One and Two Family Residences and
Townhomes Not Exceeding 3 Stories

A permit is required for bathroom remodels that include removal and replacement and/or relocation of vanity cabinets, toilets, sink, tub/sink, replacement/alteration to the electrical, or removal & replacement of the wallboard. A permit is not required for the replacement of towel bars, mirrors, paint and floor covers where no other work is included because they are considered to be maintenance items. If a permit is required it must be obtained prior to the start of the remodel. **This handout is for information and reference only, and is not a substitute for plans prepared for each project.**

The following is a list of the general requirements based on the 2016 California Electrical Code (CRC), 2016 California Mechanical Code (CMC), and 2016 California Plumbing Code (CPC), 2016 California Energy Code (CEnC), 2016 California Green Building Standards Code (CalGreen) and the California Civil Code. Contact the Building & Safety Division for any questions or additional information, including requirements for new/alterated plumbing (water, sewer, or gas lines) or mechanical (bathroom exhaust fan).

Safety Glazing (i.e., tempered) Windows in Bathrooms [CRC 308.4.5]

- Windows in any portion of the wall enclosing tubs and/or showers where the bottom edge of the glazing is less than 60" above the standing surface
- Windows within 60" measured horizontally from water's edge of a bathtub or whirlpool tub or from edge of a shower and where the bottom edge of the glazing is less than 60" above the walking surface.

Water Conserving Plumbing Fixtures [California Civil Code 1101.4(a)]

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 even if the fixtures are not within the scope of work. Residential Building constructed after January 1, 1994 are exempted from that requirement. The following table shows the fixtures that are considered to be non-compliant and the type of water-conserving plumbing fixture that should be installed.

Type of Fixture	Non-Compliant Plumbing Fixture	Required Water-Conserving Plumbing Fixture (max. rate) [CalGreen 4.303]
Water Closet (Toilet)	More than 1.6 gallons/flush	1.28 gallons/flush
Urinal	More than 1.0 gallon/flush	0.125 gallons/flush for wall mount; 0.50 for others
Showerhead	More than 2.5 gallons/minute	2.0 gallons/flush at 80 psi
Faucet-Bathroom	More than 2.2 gallons/minute	1.2 gallons/minute at 60 psi
Faucet- Kitchen	More than 2.2 gallons/minute	1.8 gallons/minute at 60 psi

Green Building Standards

- Adhesives, sealants, caulks, paints & coatings shall comply with the VOC limits. [CalGreen 4.504.2.1 & 4.504.2.2]
- Aerosol paints & coatings shall meet the Product-Weighted MIR limits for ROC [CalGreen 4.504.2.3]
- Minimum 80% of the installed resilient flooring shall comply with one or more certified products per CalGreen Section 4.504.4
- Interior use of hardwood plywood particle board, and medium density fiberboard composite wood products shall comply with the formaldehyde limits per CalGreen Table 4.504.5
- New framing shall not be enclosed when the framing members have a moisture content exceeding 19% [CalGreen 4.505.3]

Plumbing

- Toilet and/or Bidet require a total minimum of 30" clear space (15" from center line to each side) and a minimum of 24" clear space in front of the fixture. Urinals require a total minimum 24" clear space (12" from centerline to each side). [CPC 402.5]
- When additional toilets (water closets) are installed, a maximum of three (3) toilets are allowed on a 3" waste line. [CPC Table 703.2 Footnote 4]
- Provide safety glazing (tempered) glass for tub/shower enclosures & doors [CRC R308.4.5]
- Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic or combination pressure balance. Thermostatic mixing valve type conforming to ASSE 1016 or ASME A112.18.1/CSA B125.1. Handle positions shall be adjusted to deliver a maximum mixed water setting of 120 degrees F. [CPC 408.3]
- The hot water valve shall be installed on the left side where two separate handles control are provided [CPC 417.5]
- A minimum 12"x12" access panel is required when a slip joint p-trap water & overflow is provided for inspection & repair [CPC 402.10]
- **Bidets.**
 - The water supply to the bidet shall be protected by an air gap or vacuum breaker. [CPC 410.2, 603.3.2, 603.3.5, 603.3.6]
 - The maximum hot water temperature discharging from the bidet shall be limited to 110 degrees F by a device that is in accordance with ASSE 1070 or CSA B125.3. Water heater thermostats shall be considered a control for meeting this provision. [CPC 410.3]
- **Shower.**
 - Shower stalls shall have a minimum interior finished area of 1,024 sq. in and be able to encompass a 30" diameter circle. [CPC 408.6]
 - Stall shower door to open out with a minimum 22" wide opening. [CPC 408.5]
 - Site built show stalls shall be installed on accordance to CPC Section 408.7
- **Bathtubs & Whirlpool (spa) Tubs.**
 - Tubs shall have a readily accessible access panel of size to permit the removal and replacement of the circulation pump. [CPC 409.6]
 - The circulation pump shall be located above the crown weir of the trap
 - The pump and circulation piping shall be self-draining to minimize water retention. Such fittings shall be listed in accordance with ASME A112.19.7/CSA B45.10.
 - The maximum hot water temperature discharging from the tub shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B125.3. Water heater thermostats shall not be considered a control for meeting this provision. [CPC 409.4]

Electrical

- Provide a 20-amp GFCI protected receptacle within 36" of the outside edge of each bathroom sink basin [CEC 210.52 (D)]
 - Receptacle shall be located on wall or partition that is adjacent to the basin, on the countertop or installed on the side or face of the basin cabinet not more than 12" below the top of the basin.
 - All receptacles shall be tamper-resistant (TR). [CEC 406.12]
- A Minimum of one 120-V/20-Amp branch circuit is required for bathroom receptacle(s). Such circuit shall have no other receptacles. [CEC 210.11(C)(3)]
- All 125-V, single-phase, 15 and 20- amp Receptacles installed in bathrooms shall have GFCI protection. The GFCI shall be installed in a readily accessible location. [CEC 210.8]
- Receptacles shall not be installed within or directly over a bathtub or shower stall and within 5-ft of the perimeter of the bathtub or shower stalls. [CEC 406.9(C)]

Bathroom Lighting Requirements

- All installed luminaire (lighting) shall be high efficacy in accordance with CEnC Table 150.0-A.
 - A minimum of one high efficacy luminaire shall be controlled by a vacancy sensor.
- Switches shall not be installed within tubs or shower spaces unless installed as part of a listed tub or shower assembly and within 5-ft of the perimeter of bathtubs or shower walls. [CEnC 404.4(C)]
- All recessed lighting shall be "IC Rated and Airtight Certified".[CEnC 150.0 (K)(c-ii)]
- No pendant lighting shall be located within a zone measured 3-ft horizontally and 8-ft vertically from the top of a bathtub rim or shower stall threshold. [CEC 410.10 (D)]
- Luminaries located within the actual outside dimensions of the bathtub or shower to a height of 8-ft vertically from the top of the tub rim and shower threshold shall be of enclosed and gasketed type listed for damp or wet locations and be GFCI protected. [CEC 550.14(D), 551.53(B)]
- For occupancies with a horizontal (floor/ ceiling) assembly fire-rated separation, the recessed fixtures shall be protected to the same rating of the separation (1-hour) **OR** be listed for the required fire protection. This generally applies to residential condominium construction where units are above or below other units. [CBC 714.4.2]

Bathroom Exhaust

- Local exhaust system shall be installed in a bathroom containing a tub, shower, spa or some other similar source of moisture and vented to the outdoors with a minimum exhaust rate of 50 cfm (20 cfm if in continuous operation). A maximum of 3 sone rating (1 for continuous) is required for the (ENERGY STAR) exhaust fan. Fans must be controlled by a humidistat which shall be readily accessible and capable of adjustment between a relative humidity range of 50% to 80%. [CEnC 150(O), ASHRAE std. 62.2, CalGreen 4.506.1]
- Bathrooms that only have a toilet and a sink do not require local exhaust if there is an (min 3-sq-ft) operable window [CRC R303.3]
- Exhaust ducts shall terminate outside the building and be equipped with back-draft dampers. Dampers are not required when the exhaust fan operates continuously. Termination shall not be less than 3-ft from a property line, 10-ft from a forced air inlet, and 3-ft from openings into the building. Ducts shall not discharge onto a public walkway. [CMC 504.1, 502.2.1]

Smoke and Carbon Monoxide Alarms

- Smoke alarms shall be installed in each sleeping room, on the ceiling or wall outside each sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in habitable attics, and in basements [CRC 314.3]
- Smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of NFPA 72. Alarms shall be tested and maintained in accordance with the manufacturer's instructions. Alarms that no longer function must be replaced.
- Carbon Monoxide alarms are not required if there is no fuel-burning appliances or fireplace in the unit and where the garage is detached from the unit. [CRC 315.2.1]
- Carbon Monoxide alarms shall be installed on the ceiling or wall (above the door header) outside each separate sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in basements and bedrooms where a fuel-burning appliance is located within the bedroom or its attached bathroom. [CRC 315.3]
- Carbon monoxide alarms (including smoke and carbon monoxide combination alarms) shall be listed in accordance with UL 2034 (and UL 217 for combo alarms) and installed and maintained in accordance with NFPA 720 & manufactures instructions.
- In Multifamily buildings, all required smoke and carbon monoxide alarms shall be equipped with the capability to support visible alarm notification in accordance with NFPA 720.

Energy (Title-24)

- All Exterior walls exposed during construction shall be insulated with min R-13 [CEnC 150.0(C)(1)]
- All Roofing/Ceiling exposed during construction shall be insulated with min R-19 [CEnC 150.2(B)(i), CEnC 150.0(A)(1)]
- All accessible joints, penetrations and other openings in the building envelope about the area of work shall be caulked, gasketed, weather stripped or otherwise sealed. [CEnC 110.7]

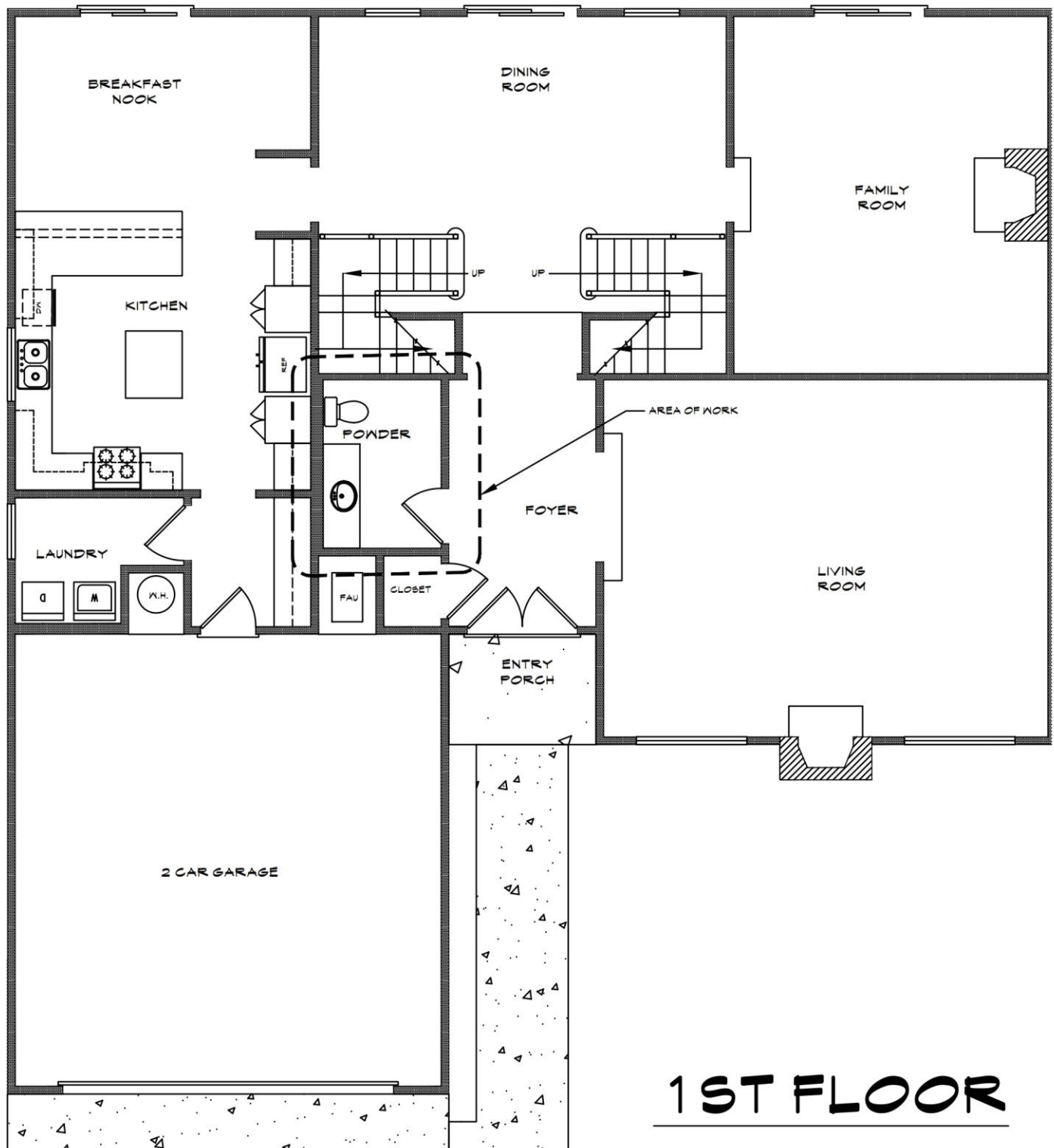
Permit Approval Requirements

- A completed building permit application. (Plan review may be done over the counter depending on complexity of the remodel)
- Provide the following plans for review: (total of 3 copies must be provided)
 - Site Plan (not required to be to scale) to show the property lines at all sides, outline of existing structures on the lot, location of the public streets/alleys/easements and a north arrow. Approximately identify/highlight the location of the area of work
 - Floor Plan with dimensions about the remodeled area. Partial floor plan is allowed, but must show adjacent rooms/areas. Show all proposed work on the plan.
 - If the bathroom layout will be changed, then an existing floor plan and a proposed floor plan must be provided. If walls are being demolished, then an existing framing layout is required to determine if the wall is bearing or non-load bearing. Engineering may be required.
 - Permit Fee of \$507 (including all MEP Fees)
 - Additional Fees are required

Inspections

A Minimum of two inspections are required for bathroom remodels. A rough electrical inspection should be scheduled after the electrical boxes are installed and prior to any devices being connected. Any other structural, mechanical or plumbing alterations should also be scheduled for a rough inspection. The final inspection should be scheduled once all the work has been completed.

JOB ADDRESS: 1 234 MAIN STREET, MISSION VIEJO, CA 92691



1ST FLOOR



BATH REMODELS

HELP FOR THE HOMEOWNER

MISSION VIEJO BUILDING AND SAFETY DIVISION

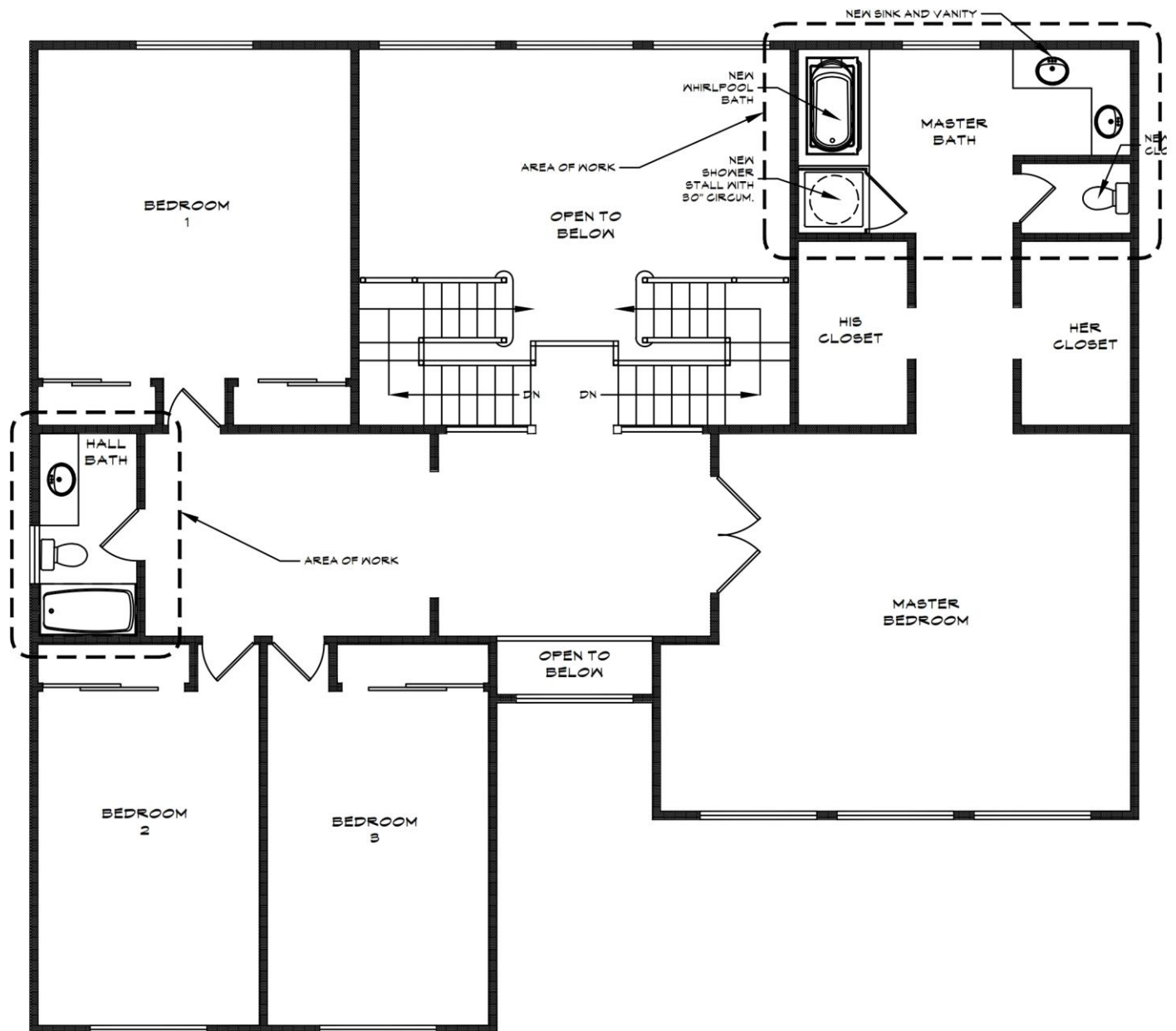
Jay Elbetta, PE, CBO

Building Official

Date: 9/1/15

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2ND FLOOR



BATH REMODELS

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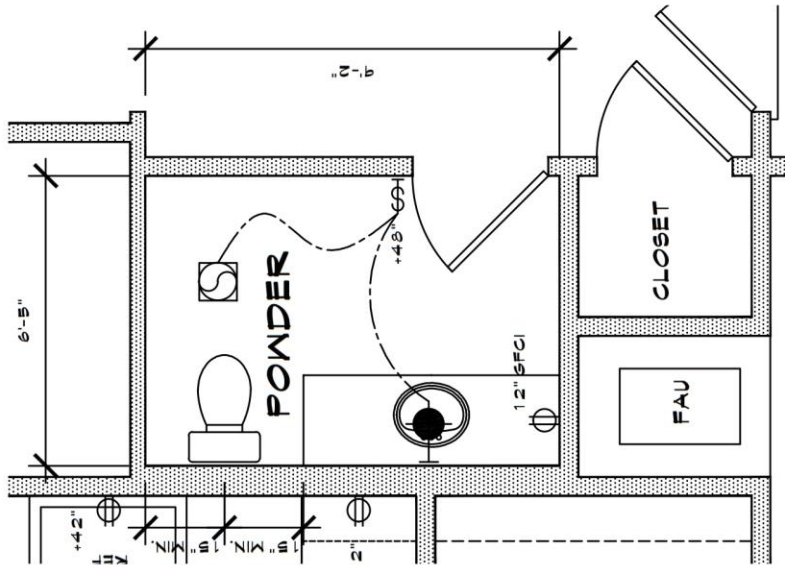
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Building Official

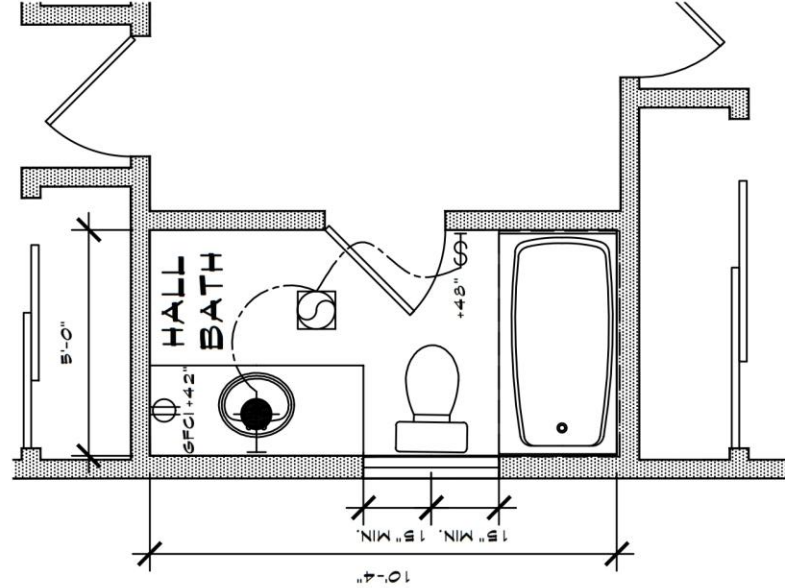
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1ST FLOOR POWDER ROOM

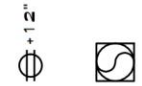


2ND FLOOR HALL BATH

LEGEND



NEW LED WALL MOUNT LIGHT
NEW LED RECESSED LIGHT
3 WAY SWITCH



DUPLEX RECEPTACLE WITH GFCI PROTECTION
EXHAUST FAN WITH HUMIDITY SENSOR

POWDER RM FLOOR AREA= 59 SQ. FT.
HALL BATH FLOOR AREA= 52 SQ. FT.
SCALE: 1/4" = 1'-0"



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