



RESIDENTIAL BATHROOM REMODEL

CITY OF MANHATTAN BEACH COMMUNITY DEVELOPMENT

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Permit: Residential Kitchen / Bathroom Permit

Building Codes: 2022 CRC, CBC, CPC, CMC, CEC, CGBSC, California Energy Code, and current MBMC.

Scope of Work: Residential bathroom remodel. Bathroom layout will remain the same. Work only includes removing and replacing bathroom plumbing fixtures.

- ❖ This form is only applicable when there is **no change** in location of appliances or any removal of walls or posts.
- ❖ All proposed work located in The Village requires HOA approval.

NOTE: Please apply for a Residential Addition/ Remodel permit through CSS if your scope of work includes any of the work stated below:

- Removal or alteration to structural elements, bearing / non-bearing walls.
- An addition to floor space.
- Changes to the exterior elevation to the structure or a window change out.
- Change location of plumbing fixtures.
- Increase the existing number of plumbing fixtures.

Scope of Work Advisory:

If the scope of work exceeds that which is stated above, **scheduled inspections will not be approved.** Plans showing the *actual* scope of work must be submitted for plan check and additional fees will be due. In addition, structural, energy, and fire sprinkler plans and calculations may be required.

Exceeding the approved scope of work will result in significant delays to construction.

Bathroom Remodel Code Requirements:

1. **Indoor Water Use** – Plumbing fixtures must be water conserving: water closets max 1.28 gallons/flush, showerhead(s) 1.8 gpm, multiple showerheads serving one shower- combined flow rate of 1.8 gpm, lavatory faucets 1.2 gpm) [CGBSC 4.303]
2. **Electrical Requirements**
 - a. A minimum of one 20-amp circuit is required for bathrooms. This circuit shall not contain other outlets, except, where the 20-amp circuit supplies a single bathroom. Outlets for other equipment within the same bathroom shall be permitted to be supplied in accordance with CEC 210.23(A)(1) and (A)(2).
 - b. At least one electrical outlet shall be installed within 36” of the outside edge of each bathroom sink basin and be located on the wall adjacent to the sink, on the countertop or installed on the side or face of the basin cabinet not more than 12” below the countertop. Outlets shall be GFCI-AFCI as required per CEC 210.12 (A)(D).
3. **Mechanical Requirements**
 - a. Back draft dampers are required on bathroom ventilation fans. Ventilation fans must vent through an approved duct and shall terminate 3’ from an opening or property line.
 - b. Each bathroom that contains a bathtub, shower, or similar source of moisture shall have an exhaust fan with humidity control and ducted to the outside with a minimum ventilation rate of 50

cfm. The ducting shall be sized according to ASHRAE Standard 62.2 Table 7.1. Fans shall be switched separately from lighting.

- c. No electrical fixtures located within a zone measured 3' horizontally and 8' vertically from the top of the bathtub rim or shower dam.
- d. Recessed lighting at a bathtub shall be suitable for damp locations. When located in showers it shall be suitable for wet locations. A solid lens cover shall be provided.

4. Lighting Requirements

- a. Bathroom lighting shall be high efficacy. A vacancy sensor shall control at least one luminaire.
- b. Low efficacy lighting is not permitted. Refer to the 2022 CEnC, Section 110.9.
- c. Recessed luminaires installed in an insulated ceiling shall be I.C. rated and A.T. shall be sealed and/or gasket between ceiling and housing.

5. Plumbing/ Glazing Requirements

- a. Shower stalls shall be a minimum finished interior area of 1,024 square inches and encompass a 30" dia. circle. Shower doors shall swing out of the enclosure and have a minimum clear opening of 22". (CPC 408.6)
 - b. Shower stalls and bathtubs with showerheads installed, shall have walls finished with a non-absorbent surface for a minimum of 6' (72") above the floor. (CRC R307.2)
 - c. Water closets are required to be minimum 15" from center to wall; 24" clear in front of toilet.
 - d. Maximum three water closets on a 3" line.
 - e. Provide 12"x12" min. access to slip joint trap and whirlpool tub motor.
 - f. Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection.
 - g. Provide a removable panel for the whirlpool bathtub pump. The panel shall be large enough to access and remove the pump. The pigtail receptacle shall face the access door.
 - h. Any glazing that is within 5' of a shower, bathtub, or Hydro massage tub with the bottom edge of the glazing located less than 60" above the floor shall be safety glazing (i.e. tempered glass) (CRC R308.4.5)
 - i. Lavatories without overflow outlets shall have a strainer installed in lieu of a stopper.
 - j. Hot water piping shall be insulated.
6. **SB407 Requirements** - All existing non-compliant plumbing fixtures for all residential buildings built and available for use on or before January 1, 1994 must be replaced with water conserving plumbing fixtures. [CGBSC 4.303.1]
7. **Smoke and Carbon Monoxide Alarms** - Kitchen renovations will require smoke and carbon monoxide detectors in conformance with the CRC Section R314 & R315. Smoke detectors are required in each sleeping room, outside of each sleeping area in the immediate vicinity of the bedrooms, and on each story. Smoke detectors shall be installed a maximum of 12 inches vertically down from the highest point of the ceiling and a minimum of 3 feet horizontally from a supply register or the tip of a ceiling fan blade. Carbon Monoxide detectors are required on each level and outside of the sleeping rooms and inside every room that contains gas appliances. New detectors shall be hardwired, with battery backup and interconnected. Exception: detectors can be battery operated with 10-year life batteries in existing construction if their installation requires the removal of wall or ceiling coverings.