



COUNTY OF SAN BENITO
RESOURCE MANAGEMENT AGENCY
PLANNING AND BUILDING INSPECTION SERVICES

2301 Technology Parkway
Hollister, CA 95023-2513

Phone: (831) 637-5313
E-mail: sbcplan@cosb.us

RESIDENTIAL BATHROOM REMODEL REQUIREMENTS

GENERAL REQUIREMENTS:

All work exceeding \$1,000 requires the installation of listed/approved *smoke alarms* and *carbon monoxide alarms*.

Smoke Alarms: Must be installed:

- a) In each room used for sleeping purposes.
- b) In each hallway outside of the sleeping room(s).
- c) On each level of the dwelling, including basements.

Carbon Monoxide Alarms must be installed in dwellings which contain a fuel fire appliance:

- a) Outside of each sleeping room in the immediate vicinity of the bedroom(s).
- b) On each level of the dwelling, including basements.
- c) Where a fuel burning appliance is at or near a bedroom, a CO alarm will be installed in the bedroom.

SUBMIT:

- One (1) properly completed building permit application.
- One (1) properly completed Construction & Demolition Recycling Plan
- Three (3) sets of legible building plans (1/4"-1' scale, 18"X24 size or 11" X 17").
- Two (2) copies of each of the following documents (if applicable):
 - Structural Calculations
 - Title 24 Energy Compliance Report

PLANS SHALL CONSIST OF:

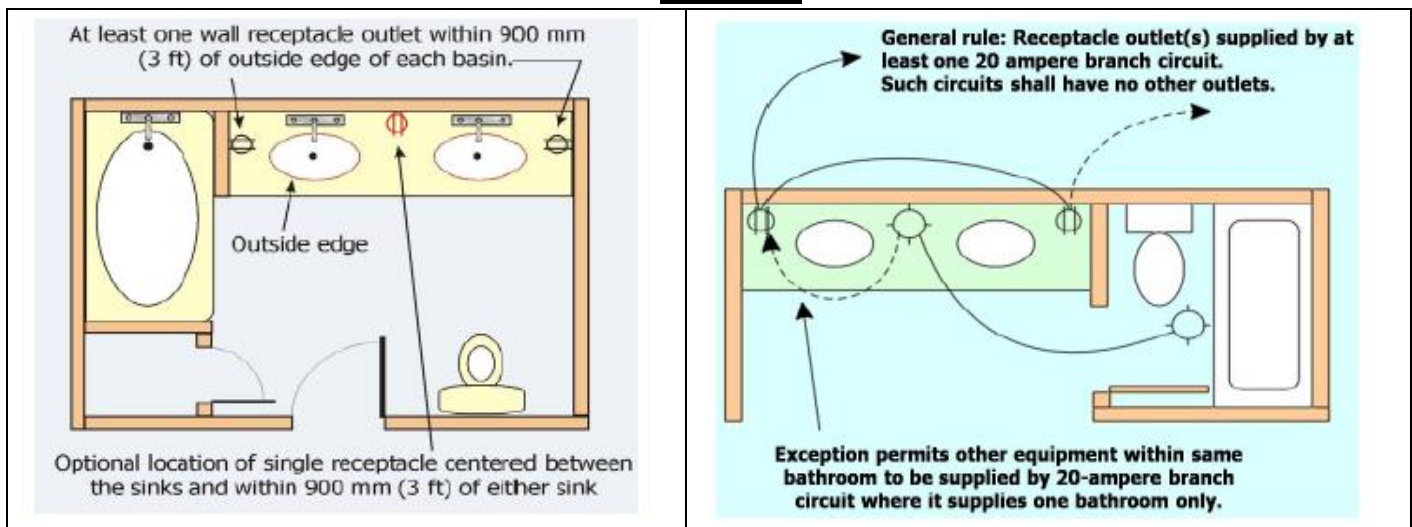
- Cover Sheet Showing:**
 - Project address.
 - Square footage of the remodeled area.
 - Note on plan: Project to comply with the 2016 CBC, 2016 CEC, 2016 CMC, 2016 CPC, 2016 CA Energy Code, 2016 CA Green Building Standards Code, and San Benito County Code.
 - Location map.
 - Project Scope
- Floor Plan:**
 - Show the area of alteration to include both existing **and** proposed floor plan.
 - Proposed electrical work.
 - Location of existing and new walls and windows
 - Locations of smoke and carbon monoxide alarms.
 - Proposed mechanical work.
 - Proposed plumbing work.
 - Location and use of all adjacent rooms.

GENERAL CODE REQUIREMENTS:

□ **Electrical:**

- Listed tamper resistant receptacles required in bathroom.
- Min. (1) 20 amp circuit for bathrooms receptacles (**See Figure 1**).
- GFCI protection required for all outlets in bathrooms, with at least one outlet 36" of sink
- Receptacles shall not be installed within or directly over a bathtub or shower stall.
- Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold.
- Light fixtures in wet locations shall be "*Suitable for Wet Locations*".
- All lighting/fan fixtures located in wet or damp locations shall be rated for the application.
- Separate circuits for lights and receptacle outlets.
- All 125-volt, single-phase, 15- and 20-ampere receptacles installed within 6ft. of the outside edge of the bathtub or shower stall shall provide GFCI protection

FIGURE 1



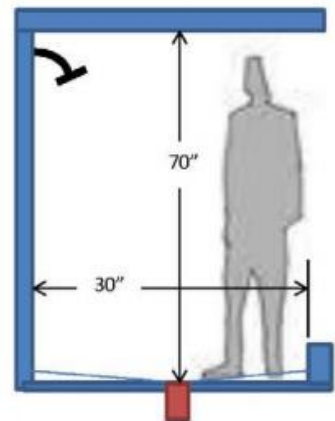
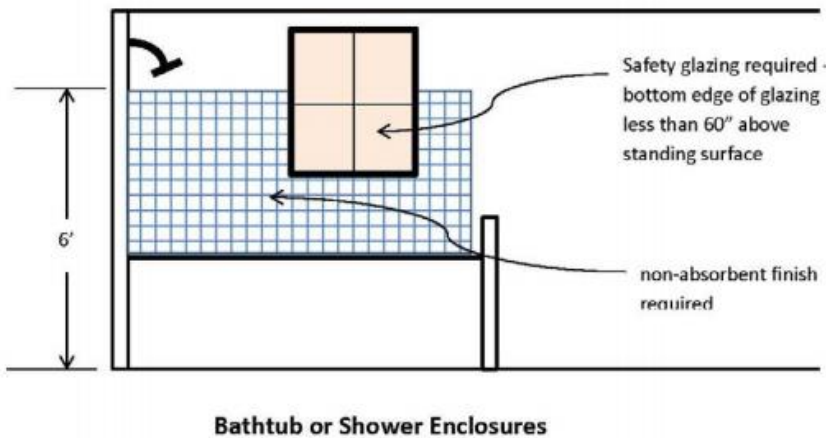
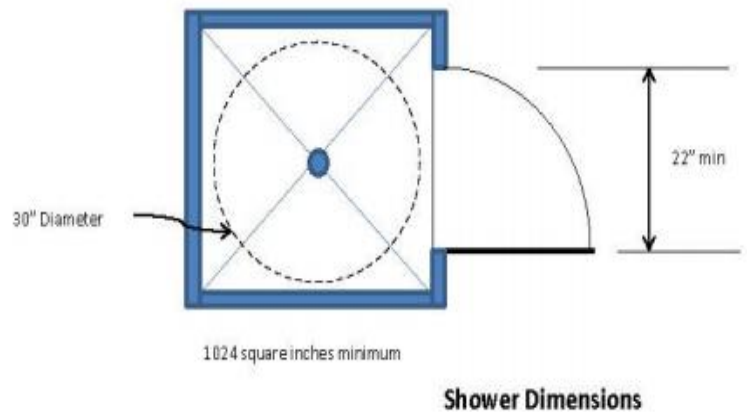
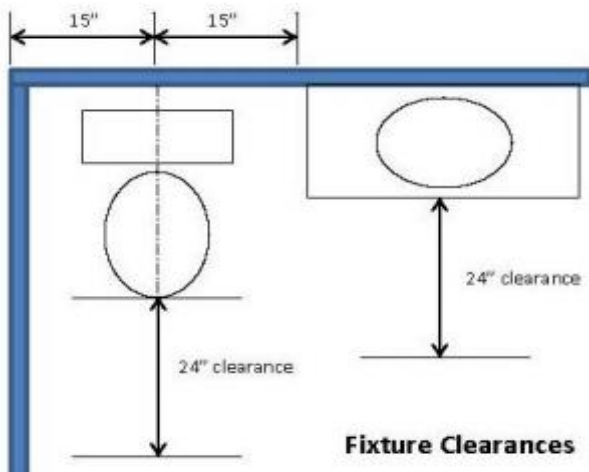
□ **Mechanical:**

- Exhaust fans with intergal/combo lighting system shall be switched separately from lighting OR have a lighting system that can be manually turned on and off while allowing the fan to continue to operate for an extended period of time. Lighting intergal to an exhaust fan must be high-efficacy.
- Exhaust fan within bathroom shall be controlled by a humidity control; listed/approved switch mounted humidity sensor acceptable.
- Termination of environmental air ducts shall be 3 ft. minimum from property lines or other openings into the building.
- Bathroom containing a bathtub, shower, or tub/shower combination shall be provided with an environmental fan.

□ **Plumbing:**

- The adjacent space next to showers without thresholds shall be considered a “wet location” and shall comply with the CBC, CRC, and CEC provisions
- Showers and bathtubs with showers require a non-absorbent surface up to 6’ above the floor.
- Drain, waste and vent (DWV) system shall be tested with no less than 10’ of head water above the sytem for 15 minutes OR 5 psi air test for 15 minuted. ***Cannot use air test** on plastic DWV piping
- Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32” by 32”) and shall also be capable of encompassing a 30” circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70” above the shower drain outlet (**See Figure 2**).
- Maximum water flow rates are:
 - Water ClosetsL 1.28 GPF
 - Lavatory Faucets: 1.2 GPM
 - Showerheads: 2 GPM

Figure 2



30” diameter must be maintained to a point of not less than 70” above drain

Top three frequently missed/inspection failures:
 1. WRONG BACKER BOARD 2. WRONG FASTENERS 3. WRONG TEST PLUG

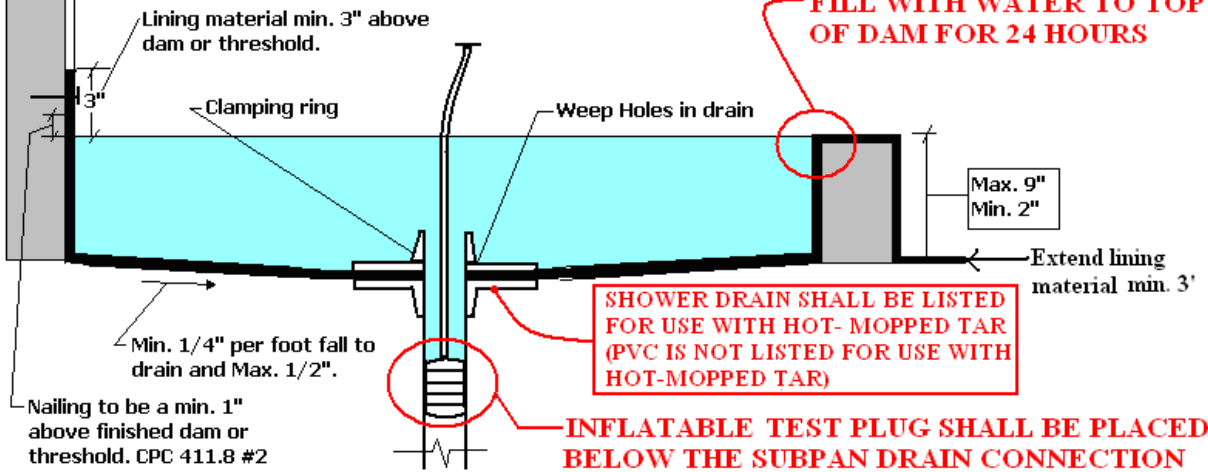
NOT ALLOWED:
GREEN BOARD, PURPLE BOARD, MOLD RESISTANT BOARD, ANY PAPER FACED BOARD IS NOT ALLOWED IN SHOWER AND TUB COMPARTMENTS.

APPROVED TILE BACKER METHODS FOR SHOWER AND TUB COMPARTMENT CRC R702.4.2
 METHOD 1* FIBERGLASS MAT BACKER BOARD (DENSIELD, GLASROC)
 • DO NOT INSTALL A WATER-RESISTIVE VAPOR BARRIER BEHIND FIBERGLASS MAT BACKER BOARD
 METHOD 2. CEMENT AND FIBER-CEMENT BACKER BOARDS (HARDI-BACKER, GLAS-CRETE, DURAROCK)
 • A WATER-RESISTIVE VAPOR BARRIER IS REQUIRED BEHIND CEMENT BOARD (MIN. GRADE B PAPER)
 *MORTAR BACKED (LATH AND PLASTER)
 • A WATER-RESISTIVE BARRIER (MINIMUM GRADE B PAPER) IS REQUIRED BEHIND LATH

ON-SITE BUILT-UP SHOWER RECEPTORS

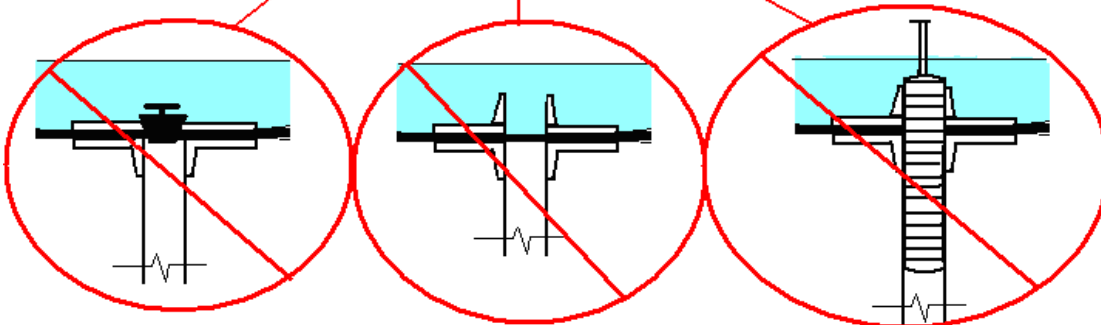
FASTENERS SHALL BE CORROSION RESISTANT AND LISTED FOR THE BACKER BOARD (NOT BLACK DRYWALL SCREWS)

FILL WITH WATER TO TOP OF DAM FOR 24 HOURS



INFLATABLE TEST PLUG SHALL BE PLACED BELOW THE SUBPAN DRAIN CONNECTION

WRONG METHOD OF TESTING



PLEASE NOTE, THIS INFORMATION IS INTENDED TO BE A GUIDE FOR SUBMITTAL REQUIREMENTS AND MAY NOT INCLUDE ADDITIONAL INFORMATION NEEDED FOR SPECIFIC PROJECTS.