

## **TOWN OF LOS ALTOS HILLS**

26379 Fremont Road  
Los Altos Hills, CA 94022  
Phone: (650) 941-7222  
Fax: (650) 941-3160  
www.losaltoshills.ca.gov



## **Bathroom Remodel**

### **PLANS & PERMITS**

1. A completed building permit application.
2. Three (3) completed, securely bounded sets of plans.
3. All plans need to be drawn to scale. (Minimum scale  $\frac{1}{4}''=1'$  )
4. Minimum size of plans no smaller than 11" x "17". Drawings must be legible.
5. Existing and Proposed floor plan. Note: "E" next to the existing items that will not be replaced & "N" next to new items.
6. Call out the square footage of area and label adjoining rooms.
7. Cover Sheet to include the following: (a) Project address, (b) Owner's name, (c) Scope of work included in this permit. Example: new windows, new electrical service, skylights, etc.
8. Show all applicable work in detail e.g., electrical, plumbing, exhaust fan, windows, etc.

### **INSPECTIONS**

1. Sub-floor repair or replacement, call for an underfloor inspection before covering
2. Rough Framing, Electrical, Plumbing and Mechanical will be inspected all at one time. Call for inspection when work is completed. Do not cover any work before inspection. Do not install any insulation prior to inspection.
3. Shower pan and drywall inspections can be done congruently
4. If a steam shower is proposed, steam unit must be accessible and no drywall products are allowed in the shower area. Fiberglass type product required.
5. Call for a final inspection when all work is completed. Final inspection will need to be completed before your permit expires.
6. Final inspection will include checking smoke detectors and carbon monoxide detectors.

### **BUILDING REQUIREMENTS (2016 CRC)**

1. Safety glazing (tempered) required in the following locations:
  - Any portion of a wall enclosing a shower or bathtub enclosure where the bottom exposed edge of the glazing is less than 60” above a standing surface. [CBC V2 2406.4.5]
  - Door enclosures for hot tubs, whirlpools, saunas, bathtubs and showers [CBC V2 2406.4.1]

### **ELECTRICAL REQUIREMENTS (2016 CEC)**

1. At least one 20-amp branch circuit to supply the bathroom receptacle(s). This circuit cannot supply any other receptacle, lights, fans, etc. *Exp.: when the 20-amp circuit supplies a single bathroom, outlets for other equipment within the same room can be on this circuit* [210.11 (C) (3)]
2. At least one GFCI receptacle adjacent to and within 36” of each sink [210.52(D)]
3. Exhaust fan required.
  4. No parts of cord-connected fixtures, lighting tracks or ceiling-suspended (paddle) fans may be installed within 3’ of horizontal edge of tub and 8’ vertical above top of tub or shower dam [410.4(d)]
5. Light fixtures in tub or shower enclosure shall be labeled “suitable for damp locations” [410.4(D)]
6. Residential lighting requirements (2016 Energy Standards). Permanently installed luminaires in bathrooms shall be high efficacy luminaires, or are controlled by an occupant sensor(s) that does not turn on automatically or have an always on option. 2016 Cal Energy 150.0 (k)

### **PLUMBING AND MECHANICAL REQUIREMENTS (2016 CPC & CMC)**

1. Allow toilet fixture clearances of 30” wide clear space minimum, extending at least 24” in front [CPC402.5] Maximum 1.28 gallon per flush. [CalGreen 301.3]

2. Regardless of shape, shower compartments shall have a min. 1,024 in<sup>2</sup> interior floor area, be capable of encompassing a 30" circle, and have min. 22" hinged doors to swing out [CPC 411.7, 411.6]
2. Individual control valves of the pressure balance or the thermostatic mixing valve type for showers and tub-shower combination [CPC 418.0] Showers and tub/shower walls to be covered with a smooth, hard, nonabsorbent surface (i.e. ceramic tile or fiberglass) installed over a moisture resistant underlayment (water-resistant gypsum board) to a height of 70" above drain inlet [CPC408.6] Showerheads shall have a maximum flow rate 2.0 gallons per minute. [CPC 408.2.1]
3. Allow a min. of 3' for termination of all environmental air ducts to property lines or any openings into the building (dryers, bath and utility fans, must be 3' away from doors, windows, opening skylights & attic vents) CBC 1203.4.2.1 [504.5]
4. In lieu of an exterior opening for natural ventilation, install exhaust fan capable of providing 5 air changes per hour [1203.4.2.1]

