



City of Walnut Creek
Development Review Services
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Revised by WAD

Information Bulletin No. IB-001

Bathroom Remodel Submittal List

1. **Floor Plan.** Provide 3 copies of a floor plan of the bathroom layout and any additional framing plans or details to accurately describe the work. Drawings which show separately the “before and after” arrangement of the bathroom are acceptable and are sometimes necessary to avoid trying to include too much on one floor plan. Include the following minimum information on the plans:
 - a. Walls. Show the location of all existing, new and removed walls using a clear and distinguishable wall symbol for each wall type. Avoid the use of single lines to represent a wall. Non-filled double lines typically represent existing walls. Solid filled or hatched double lines typically represent new walls. Dashed or dotted double lines typically denote removed walls. If a wall is to be removed, see Item #6 below for required structural information.
 - b. Doors and Windows. Show all existing, new, removed, and/or relocated doors and windows. For new and/or relocated windows, specify the U value of the windows in accordance with the State Title 24 energy provisions. If the scope of work does not include the installation of new or the relocation of existing doors or windows, state this on the plans. For new doors and windows, see Item #6 below for required structural information. Where light and ventilation is affected, provide door and window sizes to the exterior or clearly indicate the location and CFM capability of the exhaust fan. Exterior changes such as new windows must be reviewed by the Planning Division, and there may be structural issues that need to be addressed. New or relocated doors may cause a tempered glazing requirement to apply to new or existing glass windows within 24 inches of an edge of a door frame.
 - c. Cabinets and Fixtures. The floor plan must show the proposed layout and location of cabinets and all major fixtures (shower, tub/shower, toilet, sinks, light fixtures and switches, outlets, fans and their switches, etc.). Delineate between new, reinstalled, and relocated fixtures. Provide dimensions sufficient to allow plan check of the critical dimensions discussed below for showers and toilets.
 - d. Light Fixtures and Switches. Show the location of existing, new, removed, and/or relocated light fixtures and light switches. Use a fixture legend to delineate between fixture types. If no lighting changes are to be made, specify on the plans that no lighting changes are included in the scope of the work. See Item #5 below for Title 24 energy requirements associated with lighting modifications in the bathroom.

- e. **Ceiling Changes.** Where the ceiling system is to be modified or removed, include a ceiling framing plan with cross sections sufficiently detailed to accurately describe/show what work is to be done. This may require complete cross sections through the building in two orthogonal directions to show the necessary level of architectural and structural details.
2. **Smoke Detectors.** Smoke detectors shall be installed in existing bedrooms, in hallways, and within each story per the California Building Code (CBC) or the California Residential Code (CRC) when the valuation of work exceeds \$1,000.
3. **Required Electrical Outlets.** For bathroom remodels where basin cabinets are completely removed and reinstalled or replaced, an electrical outlet shall be provided with 36 inches of the outside edge of each basin within the bathroom as required under the California Electric Code. Where more than one basin is provided, a receptacle outlet shall be provided at each separate basin. One outlet may serve two basins provided the outlet is located between the two basins and the basins share a common counter top. *The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop, or installed on the side or face of the basin cabinet not more than 12 inches below the countertop.* This requirement applies when an existing light switch is replaced.
4. **GFCI Protected Outlets.** Ground-Fault Circuit Interrupters are required at each relocated or new receptacle outlets within bathrooms. When existing outlets are removed from their outlet box, the replacement outlet shall be GFCI protected. Non-GFCI-protected outlets shall not be reused. GFCI protection may be accomplished by use of either listed GFCI outlets or by listed GFCI breakers protecting the circuit associated with the outlets in the bathroom.
5. **California Title 24 Energy.** A minimum of one high efficacy luminaire is required to be installed in each bathroom. Permanently installed luminaires that are not high efficacy shall be allowed provided that they are controlled by vacancy sensors. Such sensors shall meet the applicable requirements for vacancy sensor control devices in the Title 20 Appliance Efficiency Regulations, including:
- having a grace period of no more than 30 seconds and no less than 15 seconds to turn on lighting automatically after the sensor has timed out;
 - not turning on lighting automatically and not incorporating means for conversion between manual and automatic functionality; and not having an override switch that disables the sensor.

High Efficacy Luminaires for residential lighting shall contain only high efficacy lamps and shall not contain a medium screw base socket (E24/E26). A high efficacy lamp has a lamp efficacy that is no lower than the efficacies contained in TABLE 150.0-A. Ballasts for lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.

High Efficacy LEDs must be approved by the California Energy Commission. Access their Appliance Efficiency Database at <http://www.appliances.energy.ca.gov/QuickSearch.aspx> to ensure your LED is an approved by the CEC

**TABLE 150.0-A
CLASSIFICATION OF HIGH-EFFICACY LIGHT SOURCES**

HIGH-EFFICACY LIGHT SOURCES Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy	
Light sources in this column, other than those installed in ceiling recessed downlight luminaires, are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.
1. Pin-based linear or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide. 3. High pressure sodium. 4. GU-24 sockets containing light sources other than LEDs. ^{a, b} 5. Luminaires with hardwired high frequency generator and induction lamp. 6. Inseparable SSL luminaires that are installed outdoors. 7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. GU-24 sockets containing LED light sources. 10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.

Notes:

- a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps.
- b. California Title 20 Section 1605(k)3 does not allow incandescent sources to have a GU-24 base.

All incandescent lighting fixtures recessed into insulated ceilings shall be approved for zero clearance insulation cover (IC) by Underwriters Laboratories or other testing/rating laboratories recognized by the International Conference of Building Officials.

6. **Structural Drawings and Details.** If a wall is to be removed, or if a new wall opening for either a door or a window, at either exterior or interior walls, is to be made, provide a floor or roof/ceiling framing plan above to clearly indicate bearing or non-bearing conditions. The framing plan must include complete spans of the members resting directly on the top plates of the wall being removed and complete span layout of members that are supported by use of kickers resting on top of the wall. Where headers are installed, indicate material specifications for header and posts. Typical designations for headers and posts are 4x12 D.F. No. 1 or better and 4x4 D.F. #1 or better, respectively. The appropriateness of these sizes, species and stress grades will depend upon the loads that the beams or headers must carry. This is why the framing plan is necessary. Footings must be provided directly under posts that support header or beam loads. Details of the footings must be included in the drawings. The City may require an engineer or architect to be hired by the owner to evaluate beams, headers, posts, and/or footings, as necessary.
7. **Showers (including tub/showers).** Where shower valves are replaced or are new, they must be either of the pressure balancing or the thermostatic mixing valve type. Minimum clear finished inside clearance shall be 1024 square inches and capable of encompassing a 30-inch diameter circle from top of threshold to 70 inches above shower drain. Valves, shower head, soap dishes,

shelves and grab bars may protrude into this area. Shower doors must open outward and have a minimum clear door opening width of 22 inches. Minimum p-trap, trap arm, and drain pipe size shall be 2" diameter for shower pans. New, relocated or converted tub or shower may cause a tempered glazing requirement to apply to glass windows with bottom edge within 60 inches above tub or shower standing surface.

Cement, fiber-cement or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water-resistant gypsum backing board, regardless of color, is no longer approved for use in the above locations.

8. **Toilets.** Toilets shall be located in a space with 30-inch clear width. The clear space in front of the toilet shall not be less than 24 inches. The center of the toilet shall not be located closer than 15 inches to an adjacent obstruction or wall. Water closets shall consume not more than 1.28 gallons per flush.
9. **Ceiling Height.** Required ceiling height is 7 feet minimum. For sloping ceilings, the prescribed ceiling height of 7 feet clear is required in only ½ the area of the bathroom. No portion of the room measuring less than 5' from the finished floor to the finished ceiling shall be included in the computations of the minimum area.
10. **Light and Ventilation.** Bathrooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than 3 square feet, one-half of which must be openable. For bathrooms containing bathtubs, showers, spas and similar bathing fixtures, provide a mechanical ventilation system [CBC §1203.4.2.1/CRC §R303.3] with a ventilation rate of 50 cfm minimum per CMC Table 403.7 and with a point of exhaust at least 3' from openings into building. Bathrooms containing only a water closet and/or lavatory may use a recirculating fan that only removes odors.
11. **Listed and rated 1-hr light fixtures** shall be installed in floor/ceiling assemblies between separate residential units.

Questions You May Be Asked

- Ⓒ Are there any exterior changes to Building?
 - If so, check with Planning & Engineering
- Ⓒ Are there any new, removed or relocated interior walls?
 - If so, are they bearing or non-bearing
- Ⓒ Do you have a window $\leq 24''$ from doors or $\leq 60''$ above tub/shower inlet?
 - If so, tempered glass required
- Ⓒ Are there any plumbing changes?
 - Tub to shower requires 2" drain

- Hydro-massage tub requires separate GFCI protected branch circuit and motor access
 - Mixing valve (temperature sensing/pressure balanced)
 - Copper/Iron: re-pipe with similar type
 - Large tub may require floor strengthening
- ⑥ Do you have ventilation?
- If you have a window - see glass requirements
 - If you have a vent fan - separate switch & must vent to exterior
- ⑥ Are there any electrical changes?
- Light fixtures or switches (high efficacy or occupancy sensor required)
 - Outlet GFCI receptacle
 - Fan/Heat lamp (may need 20 amp circuit from panel)
 - Radiant heating (may need 20 amp circuit from panel)
- ⑥ Are there any door changes?
- See glass above for safety glass requirements
- ⑥ Do you have more than one bathroom to remodel on this permit application?
- ⑥ Smoke detectors required in bedrooms and hallways and at least one on each floor level where valuation is \$1,000 or more
- ⑥ Is this a multi-unit building? If so, there may be fire walls/ceilings
- Need details of fire rated separation if this work will disturb these areas