



City of Walnut Creek
Development Review Services
1666 N. Main Street, Walnut Creek, CA 94596
(925) 943-5834 phone (925) 256-3500 fax

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SUBMITTAL REQUIREMENTS FOR LAUNDRY INSTALLATION

This checklist may be used when an entirely new laundry installation is proposed or when clothes washer and dryer are relocated. The purpose of this checklist is to aid the counter plan checkers and the customers in making sure that important plumbing, building, mechanical and electrical code provisions are adequately shown and detailed.

Please be aware that the following is not a complete list of requirements that are specific to a particular installation, nor is it a design specification.

1. Provide three copies of a floor plan of the living unit.

- Show the location of all walls. If a wall is to be removed, or the ceiling system is to be modified see Item #3 below for required structural information. Use double lines to represent walls. 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.
- Show the location of the added clothes washer and dryer
- Show location of the serving electrical panel
- When work alters an occupancy separation wall (between units in R-1 and R-2 occupancies), show Occupancy Separation walls.

2. The applicant may demonstrate compliance with the following individual code requirements either on a schematic or identify compliance in a written scope of work.

- Identify either electric or gas clothes dryer
- Submit electrical load calculation if electrical dryer (using minimum 5000 watts or the appliance nameplate rating), and state capacity of the serving electrical panel
- Provide a AFCI and GFCI protected electrical outlet in the laundry area on a separate 20 ampere circuit
- Submit gas line sizing calculations if gas dryer
- Specify a minimum 2-inch drain and a minimum 1 ½-inch vent for the clothes washer
- Specify standpipe receptor not less than 18 nor more than 30-inches above the trap weir, trap roughed in not less than 6 nor more than 18-inches above the floor
- When a compartment or space for domestic clothes dryer is provided, a minimum 4-inch diameter moisture exhaust duct of approved material shall be installed. Domestic dryer moisture exhaust ducts shall be of metal with smooth interior surfaces, shall terminate on the outside of the building and shall be equipped with a backdraft damper with no screens or sheet metal screws. Combined horizontal and vertical length may not exceed a total of (14) feet including (2) ninety-degree (90°) elbows. Termination not closer than three feet to openings into the building.
- When a clothes dryer is installed in a closet, a minimum opening of 100 square inches for makeup air shall be provided in the door or by other approved means.
- When work alters an occupancy separation wall (between units in R-1 occupancies), provide details of construction for listed fire- and sound- rated wall construction and through- or membrane-penetration firestops

3. Structural Drawings and Details. If a wall is to be modified or removed, or the ceiling system is to be modified or removed, provide a floor or roof/ceiling-framing plan to show bearing or non-bearing conditions. Show span lengths of the members resting directly on the top plates of the wall being removed. 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. No. 1 or better, respectively. Footings or girders are required directly under posts that support

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header loads. Details of footings must be included in the drawings. The building division may require an engineer or architect to be hired by the owner to evaluate beams, headers, posts, and footings. Required ceiling height is 7 feet minimum.

4. **Smoke Detectors.** Smoke detectors shall be installed in existing bedrooms, in hallways, and within each story of the unit where the work is being performed when the valuation of work exceeds \$1,000.
5. **Carbon Monoxide Detectors.** When the valuation of work exceeds \$1,000, install carbon monoxide detectors outside of each separate sleeping area in the immediate vicinity of the bedroom(s) and on every level of the dwelling unit including basements. Where a fuel burning appliance is located with a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed with the bedroom.

