



City of Carmel-by-the-Sea
Building Safety Division
Guidance Document

24-04 Residential Bathroom Remodel Requirements

In an effort to expedite the plan review and permitting process, the building official has determined that all plans submitted for building permits from the Building Safety Division shall be generally complete prior to the application being accepted for review. This Guidance Document provides a checklist that will be used by staff to determine completeness at the time of submittal. While not all items are applicable to all projects, the staff will determine, based on the submittal documents and communication with the applicant, whether the plans are generally complete and acceptable for review. Please confirm plan content by checking the appropriate boxes and signing below. **Applications deemed incomplete will not be accepted for review.**

Plans drawn or prepared by design professionals requires each sheet to be signed and all plans shall include designer's name, address and contact information.

SUBMIT:

- One (1) set of legible building plans, submitted electronically, in PDF format.
- One (1) properly completed building permit application & submittal checklist
- One (1) properly completed Construction & Demolition Recycling Plan
- One (1) Electronic copy of the BMP Implantation Tracking Form
- One (1) electronic copy of each of the following documents (if applicable):

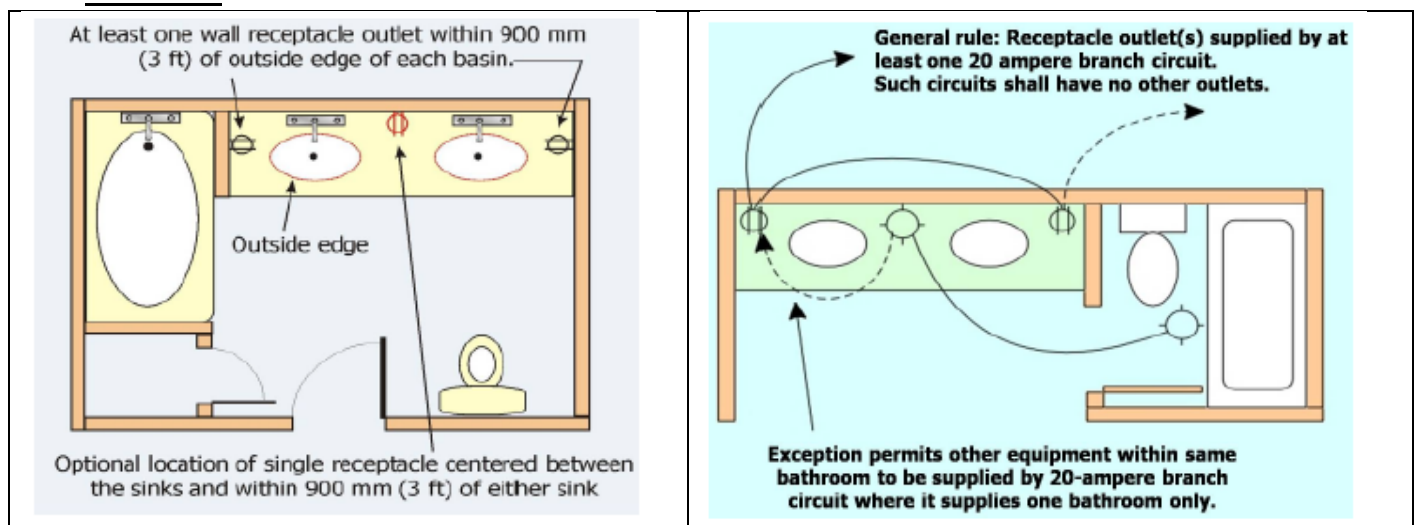
ALL PLANS SHALL CONSIST OF:

- **Cover Sheet Showing:**
 - Project address & APN
 - Square footage of the remodel area.
 - Lineal Wall Calculation per Carmel Municipal Code 15.08.135
 - Project Scope
 - Contact Information
 - Location map
 - Note on plan: Project to comply with the 2022 CRC, 2022 CBC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 CA Energy Code, and City of Carmel by the Sea Municipal Code.
- **Floor Plan:**
 - Show the area of alteration and include both existing **and** proposed floor plans
 - Proposed electrical work
 - Location of existing and new walls, windows & doors
 - Locations of smoke and carbon monoxide alarms
 - Proposed mechanical work
 - Proposed plumbing work
 - Location and use of all adjacent rooms
 - Construction details for all altered framing

- **Electrical:**

- Listed tamper resistant receptacles required in bathroom
- 20 amp circuit for bathrooms receptacle requires 12g. conductors
- 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.
- 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.
- Smoke & Carbon Monoxide alarm locations

FIGURE 1



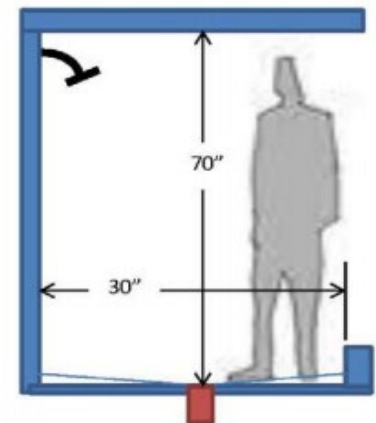
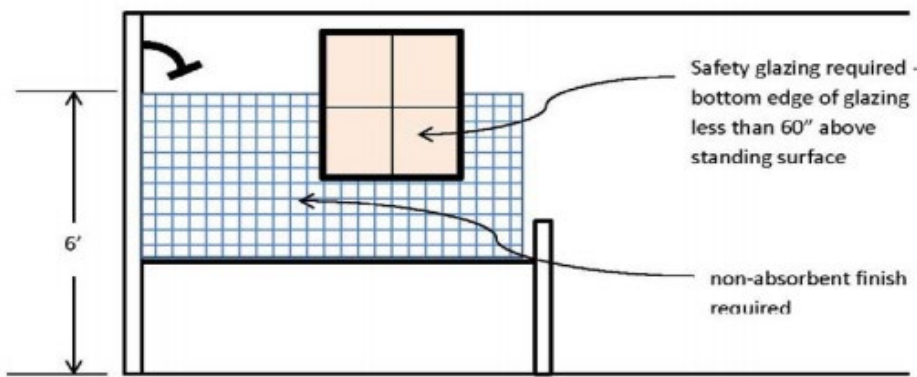
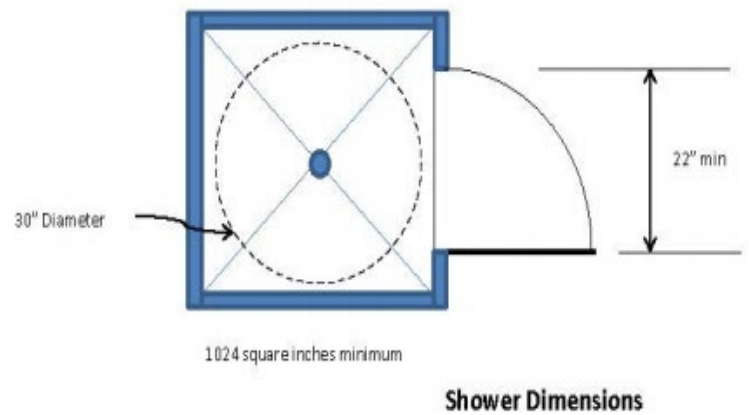
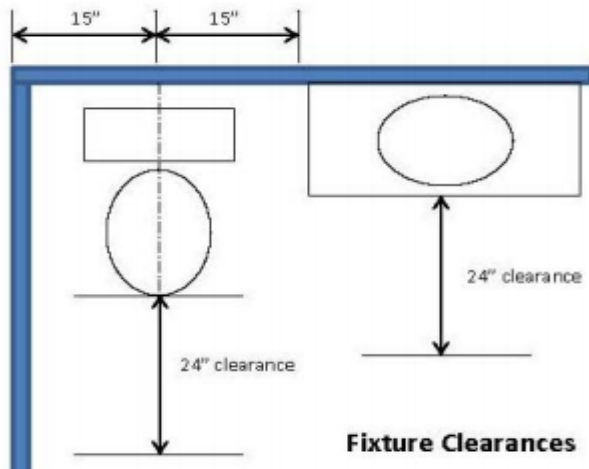
- **Mechanical:**

- Exhaust fans with integral/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 integral 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 shall be provided with an environmental fan or operable window.

- **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 system for 15 minutes OR 5 psi air test for 15 minute. ***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 Closets 1.28 GPF
 - Lavatory Faucets: 1.2 GPM
 - Showerheads: 2 GPM

Figure 2



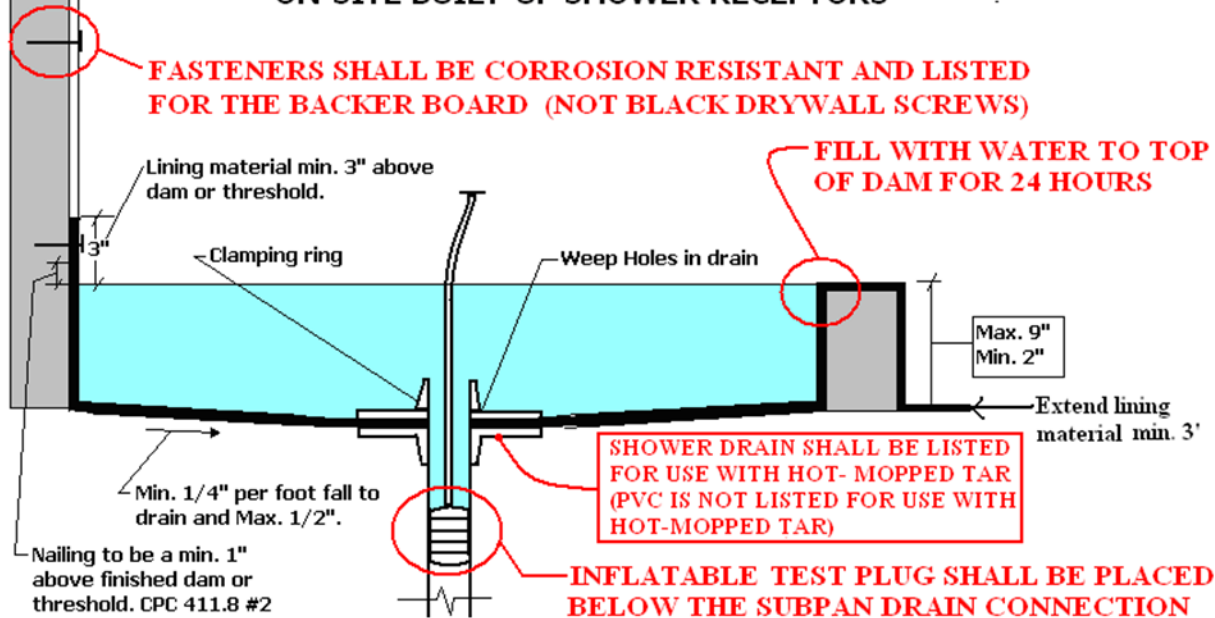
30” diameter must be maintained to a point of not less than 70” above drain

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

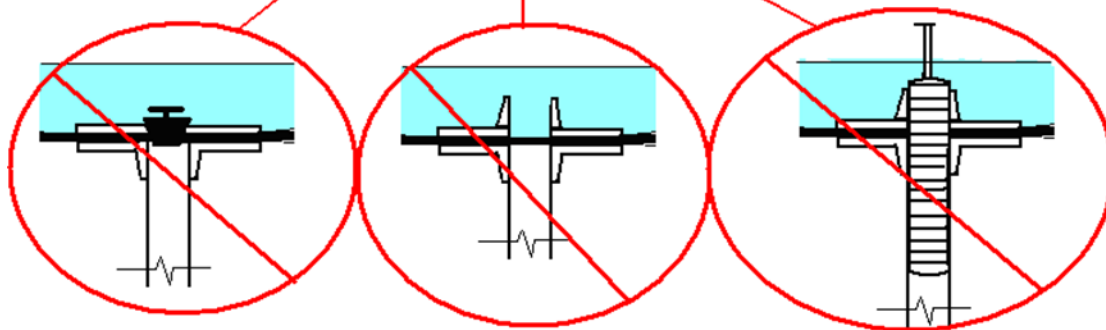
NOT ALLOWED:
GREEN BOARD, PURPLE BOARD, MOLD RESISTANT BOARD, ANY PAPER FACED BOARD IS NOT ALLOWED IN SHOWER AND TUB COMPARTMENTS.

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



WRONG METHOD OF TESTING



I have read the above information and have submitted all the required information.

Signature: _____ Print: _____ Date: ___/___/___
 Staff Use Only- Application # _____ Received By _____ Date: ___/___/___

