



Residential Bathroom Remodel Projects – Basic Plan Requirements

Introduction

Bathroom remodeling projects are common in the village of Carmel-by-the-Sea. They range from simple fixture/appliance exchanges to complex structural and architectural modifications combined with added fixtures, new appliances, and extended fuel gas and drainage systems.

This Job Aid is intended to provide guidance on the elements that are required to be addressed in the plans for simple, stand-alone bathroom remodel projects that do not include major structural or architectural changes. Incorporating the following information will assist in expediting your plan review and project approval.

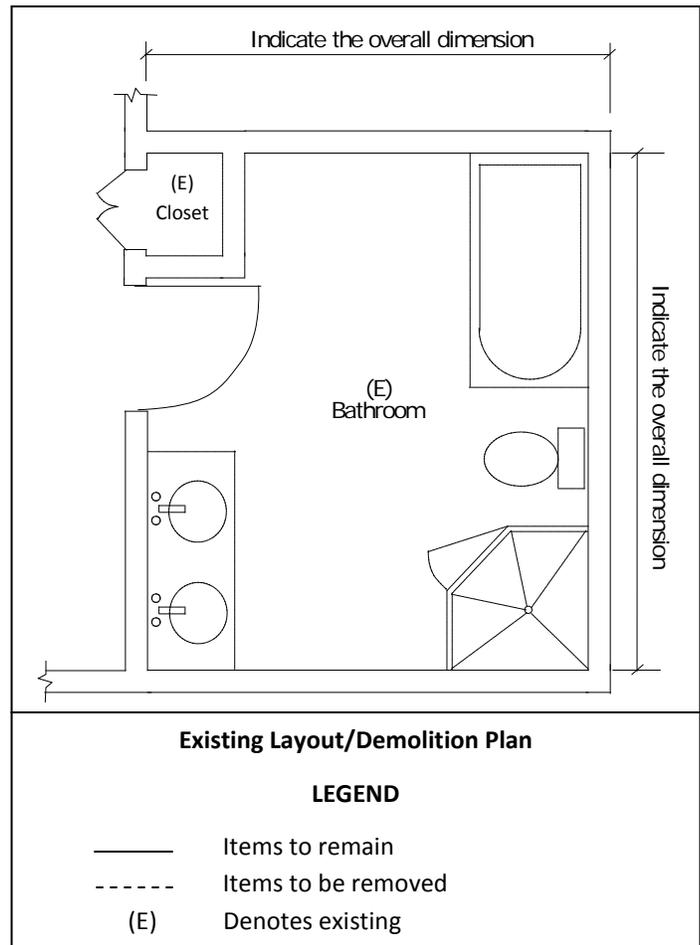
Common Building Elements

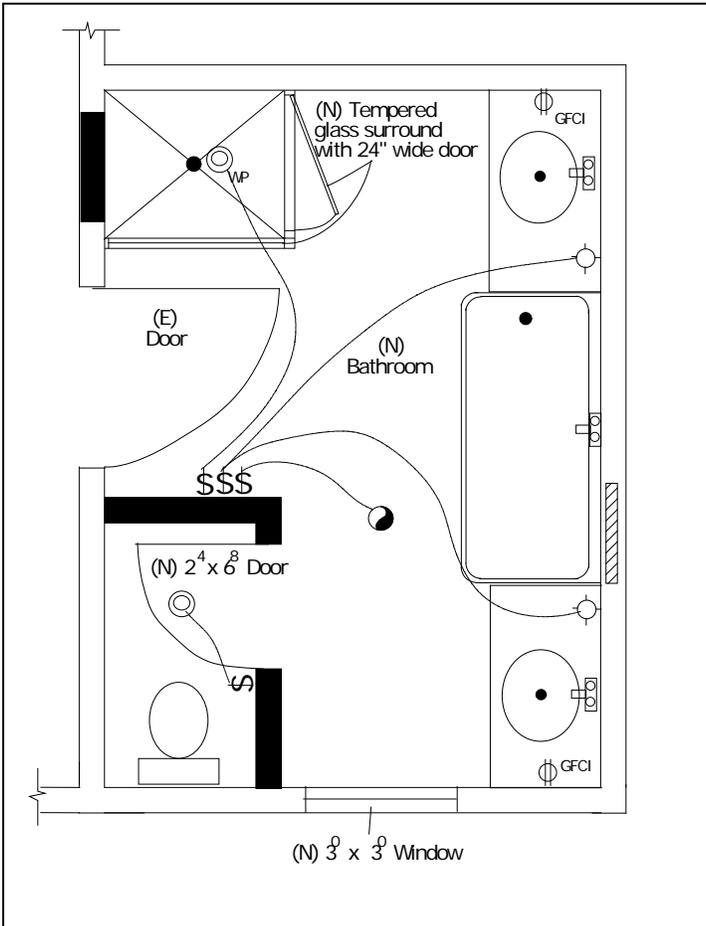
- Removal or relocation of walls, and/or changing fixture types or locations requires floor plans showing the existing and proposed layouts. Provide these plans with your application as applicable.
- Changes to roof framing systems (such as reframing to create vaulted ceilings) require architectural and structural plans, specifications and details of the framing, insulation, and roofing system. Roofing systems must be listed to achieve a Class A rating. Provide these plans with your application as applicable.
- Safety glazing (tempered glass) is required in the following locations:
 - Any portion of a wall enclosing a shower or bath tub enclosure where the bottom exposed edge of the glazing is less than 60" above the standing surface and drain inlet.
 - Doors and glass enclosures for tubs, showers, spas, and saunas.

The purpose of preparing this plan is to show:

- What is the existing layout ?
- Which items will be removed?
- Which items will remain?

In this example, the existing plumbing fixtures, portions of the existing closet and the closet door are being removed.





The proposed layout illustrates what the finished project will look like. Include any new walls and doors, new plumbing fixtures, and new electrical fixtures.

Include details and sectional drawings as necessary to show how the walls are constructed and fastened to the existing structure. Include the sizes and swing of doors and details of the installation of new windows.

You may show electrical and plumbing work on this plan or provide those elements on separate plan(s) as needed to fully describe the project.

Assure the plan is large enough and clear enough to be easily read and evaluated. For more information on construction details, see details on Page 6.

Proposed Layout

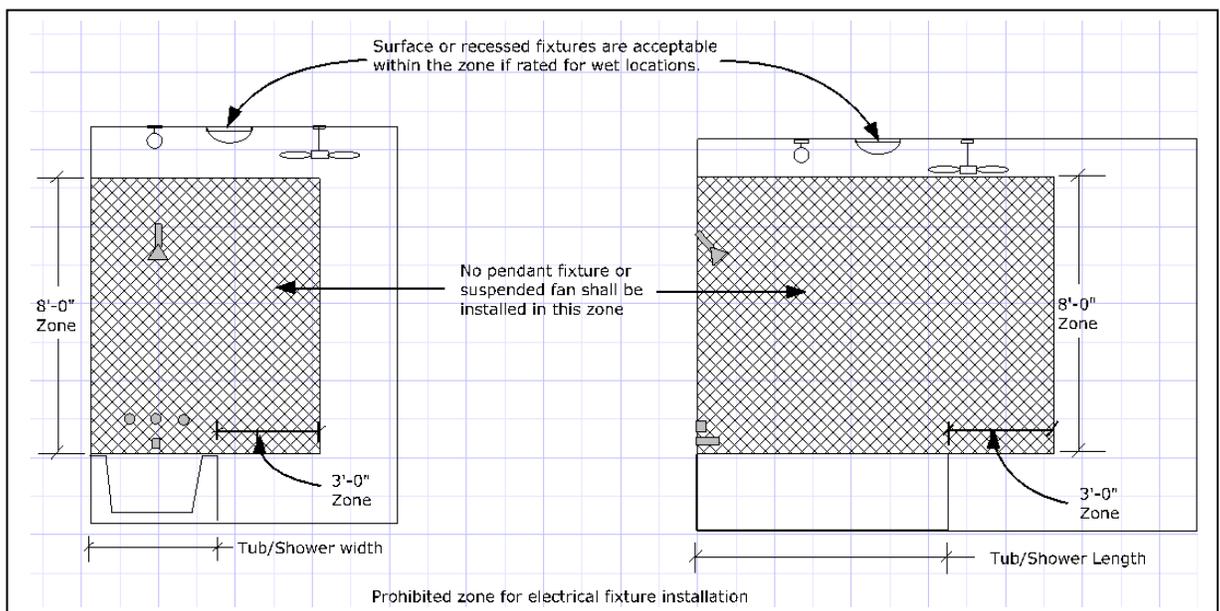
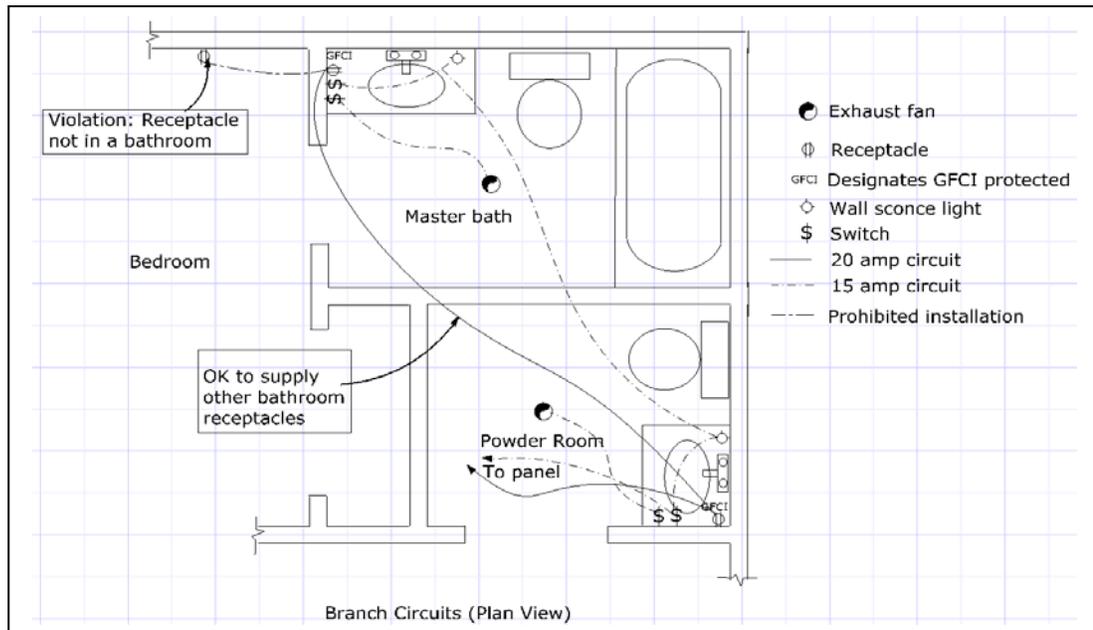
LEGEND

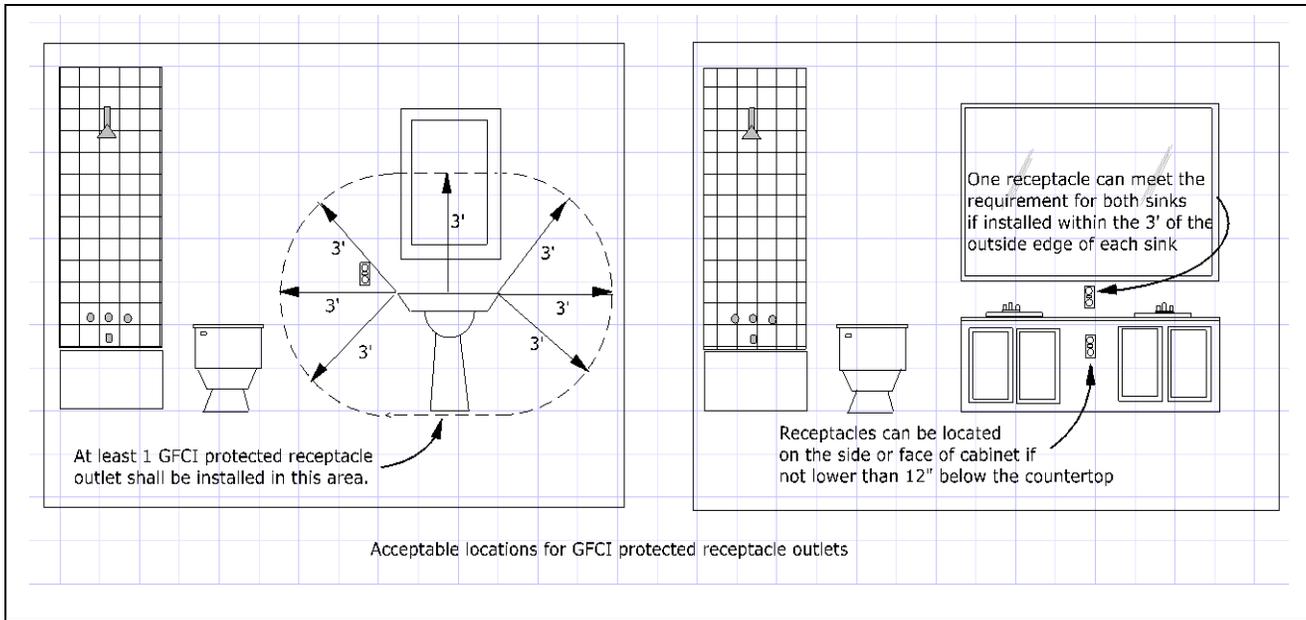
- | | | | |
|--|---|--|---|
| | Recessed light – LED/Insulation Contact (IC) /Air tight (AT) rated | | 20 amp, GFCI protected receptacle |
| | Recessed light – LED/Insulation Contact (IC) /Air tight (AT) rated/waterproof (WP) | | Pump access panel |
| | Wall sconce – LED | | New 2x __ wall, fastened to floor and ceiling framing |
| | 50 CFM exhaust fan- Energy Star rated, backdraft protected, humidity controlled, exhausts to outdoors | | Existing 2x wall to remain |
| | Switch | | |

Electrical Requirements

Receptacles shall meet all of the following requirements: (CEC 210.8, 210.12, 210.23, 210.52, 406.12)

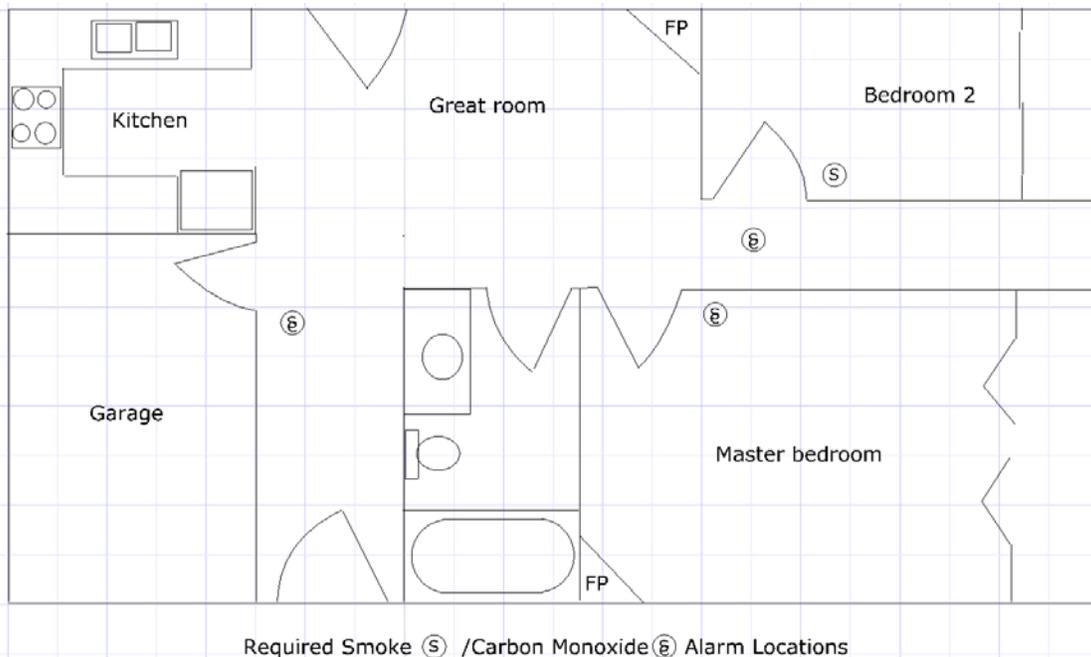
- At least one 20 amp branch circuit dedicated for bathroom receptacles is required.
- At least one receptacle is required adjacent to and within 36" of each sink.
- GFCI protection shall be provided for all bathroom receptacles
- All outlets shall be tamper-resistant (TR).
- Cord connected fixtures, lighting tracks, pendants, or ceiling mounted paddle fans are prohibited within 3' of the horizontal edge of a tub and less than 8' vertically measured from the top of the tub rim or shower stall threshold.
- Receptacles are prohibited within a bath tub or shower enclosure.
- Light fixtures in tub or shower enclosures shall be labeled for damp locations (wet locations when subject to shower spray).
- All permanently installed luminaires shall be high efficacy. Recessed ceiling fixtures shall be IC (Insulation Contact) and AT (Air Tight)





Smoke and Carbon Monoxide Alarms (CBC 907.2.11, CRC 314 and 315)

- Smoke alarms shall be installed in all sleeping rooms; in each area accessing and adjacent to sleeping rooms; on each story of the building; and in any basement.
- Carbon monoxide (CO) alarms are required when the dwelling unit has an attached garage with an opening into the dwelling; or where the dwelling contains a fuel-burning appliance or fireplace.
- CO alarms shall be installed in each area/hallway adjacent to sleeping rooms; on each occupiable story; and in each bedroom having a fuel-burning appliance or attached to a bathroom containing a fuel burning appliance.
- A smoke/CO alarm affidavit is required attesting to compliance with smoke and CO alarm installation requirements prior to final approval of the project.



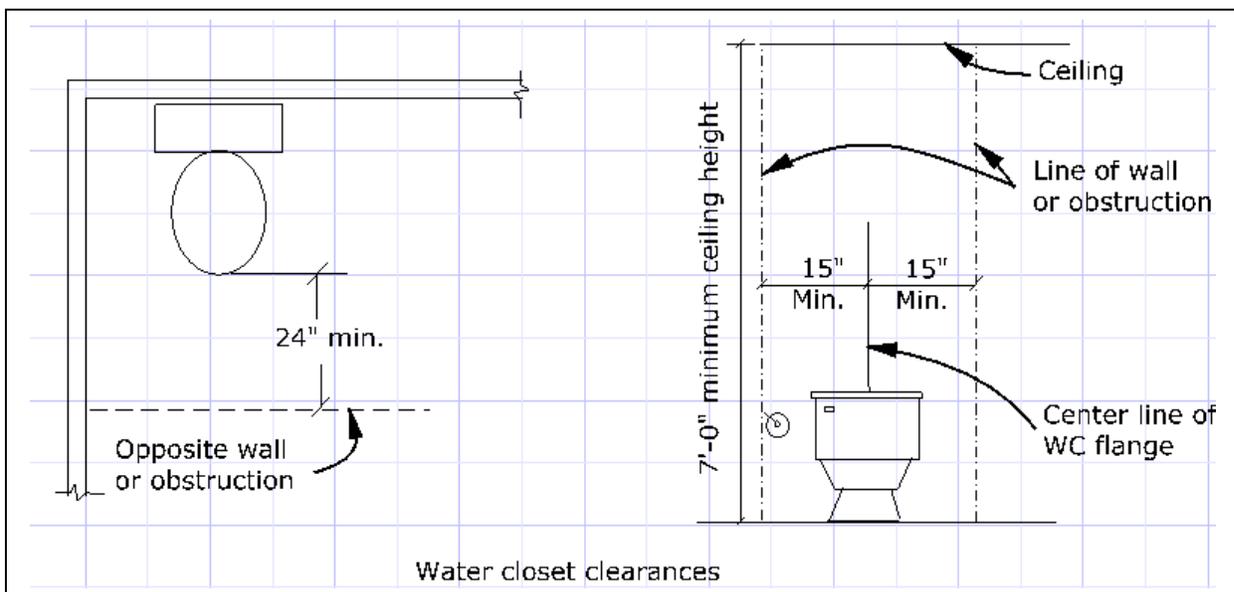
Plumbing Requirements

- The relocation or addition of plumbing fixtures requires a water permit from the Monterey Peninsula Water Management District.
- The addition of plumbing fixtures and/or work on the building sewer lateral requires approval from the Carmel Area Wastewater District
- All newly installed fixtures shall be compliant with the CA Green Building Standards Code as provided in Table 1.

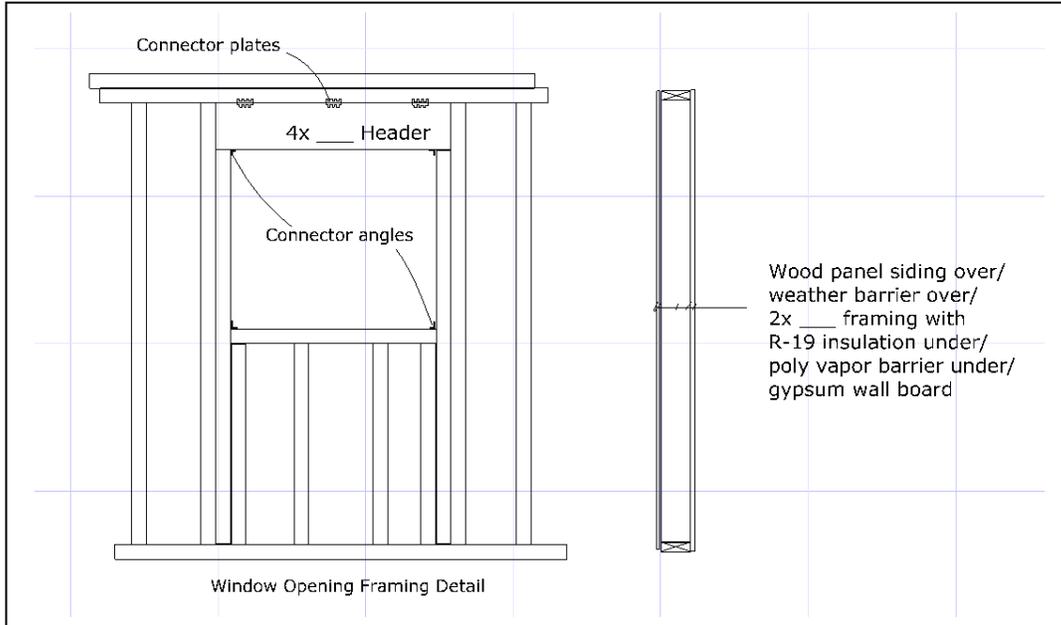
Plumbing Fixture	Maximum Flow Rate
Water Closet (Toilet)	1.28 gallons/flush
Showerhead	2.0 gallons/minute at 80psi
Faucet - Lavatory	1.2 gallons/minute at 60 psi
Faucet - Kitchen	1.8 gallons/minute at 60 psi

Table 1 – Maximum Flow Rates for Plumbing Fixtures

- Regardless of shape, shower compartments shall have a minimum 1,024 square inches of interior floor area and be capable of encompassing a 30” circle, and have a minimum 22” opening.
- Designate whether the shower enclosure and receptor are manufactured units or site-built. If site built, provide details of construction (see detail page 5). If manufactured, provide manufacturer’s cut sheets on the product.
- Individual control valves of the pressure balance or the thermostatic mixing valve type shall be provided for showers and tub/shower combinations.
- Each bathroom containing a bath tub, shower or tub/shower combination shall be mechanically ventilated at a rate of 50 cfm. Ventilation shall exhaust to the outside of the building envelope.
- Bathroom exhaust fans shall be protected by backdraft prevention devices.
- Bathroom exhaust fans shall be provided with humidity controls.
- Exhaust systems shall terminate a minimum of 3’ from property lines, doors, operable windows and skylights, attic vents and similar building openings.
- Shower controls must be located to allow the bather to operate the controls without stepping into the shower stream.



Construction Details



Provide details of window flashing from window manufacturer

