

Assessor's Parcel Number: _____

Name of Owner: _____

Contact Person: _____ Phone: _____

Project Address: _____

Scope of Work: _____

Applicable Code: 2022 California Residential Code (CRC)
2022 California Plumbing Code (CPC)
2022 California Mechanical Code (CMC)
2022 California Electrical Code (CEC)
2022 California Energy Code (CEnerC)
20 California Green Building Standards Code (GRN)

PLUMBING:

- All piping ¾ inch or more in diameter and all hot water pipes associated with a recirculation system must be insulated with min. 1-inch thick insulation. Existing inaccessible piping does not require insulation. [CEnerC 150.0(j)2]
- Water closets shall not exceed 1.28 gallons per flush, shower-heads shall not exceed 1.8 GPM and new lavatory faucets shall not exceed 1.2 GPM at 60 PSI. [CPC 407.2, 408.2 & 411.2]
- Water closet and bidets require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches of clearance from the front edge of the bowl. [CPC 402.5]
- Lavatory sinks require a minimum of 24 inches front clearance. [CPC 402.5]
- Showers require a minimum 2 inch drain and trap. [CPC Table 702.1]
- All shower compartments shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30 inch diameter circle. [CPC 408.6] The curb may encroach on these size requirements. All surfaces shall be waterproof up to 72 inches above the drain inlet. [CRC R307.2] Thresholds shall be of sufficient width to accommodate a minimum 22 inch clear egress opening from the shower. [CPC 408.5]
- Safety glass (tempered or laminated) is required for all glass shower doors and partitions and for windows in walls facing the tub or shower and located less than 60 inches above the standing surface of the tub/shower and within 60 inches horizontally. [CRC R308.4.5]
- The maximum water temperature to a shower or tub/shower combination is 120F. The water heater thermostat cannot be used as the control for this temperature. Valves shall provide scald and thermal shock protection, and be pressure-balanced, thermostatic, or combination pressure-balanced/thermostatic mixing in accordance with ASSE 1016/ASME A112.1016/CSA B125.16 or ASME A112.18.1/CSA B125.1 [CPC 408.3]

MECHANICAL:

- Mechanical ventilation is required in all bathrooms with tubs or showers. [CRC R303.3.1] The fan must move a minimum 50 CFM of air and be separately switched from the lighting. Fans that operate continuously can be 20 CFM. The duct must terminate on the exterior not less than 3 feet from openings into the building. [CMC 502.2.1]
- Baths with no tub or shower (half baths) do not require mechanical ventilation if they are provided with a window at least 3 sq. ft. half of which is open-able. [CRC R303.3]

ELECTRICAL:

- All installed lighting shall be high efficacy. [CEnerC150.0(k)1A]
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). [CNC 150.0(k)(2)(A)]
- All receptacle outlets in bathrooms shall be GFCI protected. [CEC 210.8(A)(1)]
- All receptacle outlets in bathrooms shall be tamper resistant. [CEC 406.12]
- When a bathtub or shower stall is in an area not technically considered a bathroom (by the definitions in the electrical code), receptacles within 6 ft. of the tub/shower stall must be GFCI- protected. [CEC 210.8(A)(9)]
- A receptacle outlet is required within 3 feet of each wash basin location. It may be on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin. [CEC 210.52(D)]
- Receptacles shall not be installed in a face-up position in or on counter-top surfaces unless listed for counter-top applications. [CEC 406.5(G)]
- A minimum of one 20-amp circuit is required for the receptacles in the bathroom(s). This circuit can have no other outlets, including lights [CEC 210.11(C)(3)]. If a 20-amp circuit serves only one bathroom, lights and fans can be on the same circuit with the receptacles in that bathroom. [CEC 210.11(C)(3) exception]
- Hydro-massage tubs require an individual (dedicated) branch circuit and readily accessible GFCI protection. [CEC 680.71] An access door is required and must be large enough to remove the motor and pump. Cord-connected equipment must have the receptacle facing the opening and be no more than one foot behind the access hatch. [CEC 680.73]
- Recessed light fixtures in shower enclosures must be listed for a damp or wet location. [CEC 410.10(A)]
- Pendant light fixtures, track lights, and paddle fans shall not be installed lower than 8 feet above the flood-level rim of a tub, including the area 3 feet past the edge of the tub. [CEC 410.10(D)]
- Electrical panels shall not be installed in bathrooms. [CEC 240.24(E)]
- Switches and receptacles shall not be installed within or directly over a bathtub or shower stall. [CEC 406.9(C)]

NOTE: Due to additional required circuits, electrical main panel may be required to be upgraded based upon field verification.