



RESIDENTIAL BATHROOM REMODELS

Submittal/Permitting Guidelines

Bathroom remodels/renovations generally require a building permit. This handout can be used as a guideline for a bathroom remodel/renovation in Laguna Hills. Bathroom remodels/renovations require compliance with the 2019 CBC, CRC, CPC, CMC, CEC, CGBS and the 2019 California Energy Code.

Submittal Requirements

Non-structural bathroom renovations can generally be reviewed and permitted over the counter; however, projects which propose the removal or relocation of load bearing or non-load bearing walls or structural changes may be subject to standard plan review procedures of 5 to 10 business days. Changes to the exterior will also be subject to additional requirements and approval by the Planning Department. **PLEASE NOTE:** If *all* items on this list are not with the plans at the time of submittal, the plans **may be rejected** by the Counter Technician as incomplete.

1. **Floor Plan** – 2 printed copies of a legible floor plan of the floor the bathroom is located on indicating where the bathroom is located. Label use of all rooms
2. **Enlarged Proposed Floor Plan** – 2 printed copies of a legible floor plan of the bathroom. Include dimension of walls, location of all new and existing electrical outlets, light switches, lavatories, toilets, tub/showers, vanities, lights, and exhaust fans. Include a symbols legend.
3. **Enlarged Existing Floor Plan** – 2 printed copies of and existing floor plan for projects proposing the relocation of existing plumbing fixtures, vanities, or bathroom layout. Follow the same guidelines for the proposed floor plan.
4. **Framing Detail** – For all projects proposing the removal or relocation of non-load bearing walls, windows or doors 2 printed copies of a legible framing detail will be required. At the discretion of the Assistant Building Official, wet signed and sealed foundation, roof, floor and wall framing plans and structural details may be required.
5. **Structural Plan(s)** – For all projects proposing the remodel, renovation or relocation of load bearing walls good, clear, enlarged details are required at all connections: post/beam, beam/wall, footing/post, ledger/wall, etc. (**Note:** this information may be provided on the “architectural” plans, i.e., floor plan, roof plan, elevations, etc. – separate “structural” plans may not be necessary.) At the discretion of the Building Official 2 sets of wet signed and sealed structural calcs may also be required.

6. Plan Check and Permit Fees

SB 407 Requirements

All plumbing fixtures for all residential buildings built and available for use on or before January 1, 1994 must be replaced with water conserving plumbing fixtures.

Smoke and Carbon Monoxide Alarms

Bathroom renovations will require the smoke and carbon monoxide detectors in conformance with the CRC Section R314 & R315. Smoke detectors are required in each sleeping room, outside of each sleeping area in the immediate vicinity of the bedroom. Smoke detectors shall be installed a maximum of 12 inches vertically down from the highest point of the ceiling and a minimum of 3 feet horizontally from a supply register or the tip of a ceiling fan blade. Carbon Monoxide detectors are required on each level outside of the sleeping rooms. New detectors can be battery operated with 10-year life batteries in existing construction.

Minimum Requirements

Electrical

- A minimum of (1) 20 amp circuit is required for bathrooms. This circuit shall not contain other outlets, except, where the 20-amp circuit supplies a single bathroom. Outlets for other equipment within in the same bathroom shall be permitted to be supplied in accordance with CEC 210.23(A)(1) and (A)(2).
- At least one electrical outlet shall be installed within 36 inches of the outside edge of each bathroom sink basin and be located on wall or partition adjacent to the sink, on the countertop or installed on the side or face of the basin cabinet not more than 12 inches below the countertop.
- All bathroom outlets and whirlpool tubs must be GFCI protected and tamper resistant.

Mechanical

- Back draft dampers are required on bathroom ventilation fans. Ventilation fans must vent through an approved duct and shall terminate 3 feet from an opening or property line.
- Each bathroom shall be mechanically vented and must be controlled by a humidity control.

Lighting

- No electrical fixtures located within a zone measured 3 feet horizontally and 8 feet vertically from the top of the bathtub rim.
- Recessed lighting at bathtub/shower shall be suitable for damp locations and provided with a solid lens cover.
- Bathroom lighting shall have at least 1 high efficiency luminaries or controlled by a vacancy sensor. High efficient and non-high efficient lights must be switched separately. Reference the 2019 California Energy Code.
- Recessed luminaries installed in an insulated ceiling shall be I.C. (insulated contact) rated and AT (air tight) and shall be sealed and/or gasketed between ceiling and housing.

Plumbing

- Maximum flow rates: Water Closets – 1.28 GPM max; Shower Heads – 2.0 GPM max, Sink Faucets – 1.5 GPM max.
- Shower shall maintain minimum dimensions of 1024 square inches (30-inch circle) and shall be provided with a nonabsorbent surface to a height of 72 inches above the floor.
- Shower stall door must open out. Opening must be a minimum 22 inches wide.
- Water closets are required to be a minimum 15 inches from center to wall, 24 inches clear in front of toilet.
- Maximum 3 water closets on a 3-inch line.
- Hot water is required to be on the left.
- Provide 12-inch x 12 inch minimum access to slip joint tub trap and whirlpool tub motor.

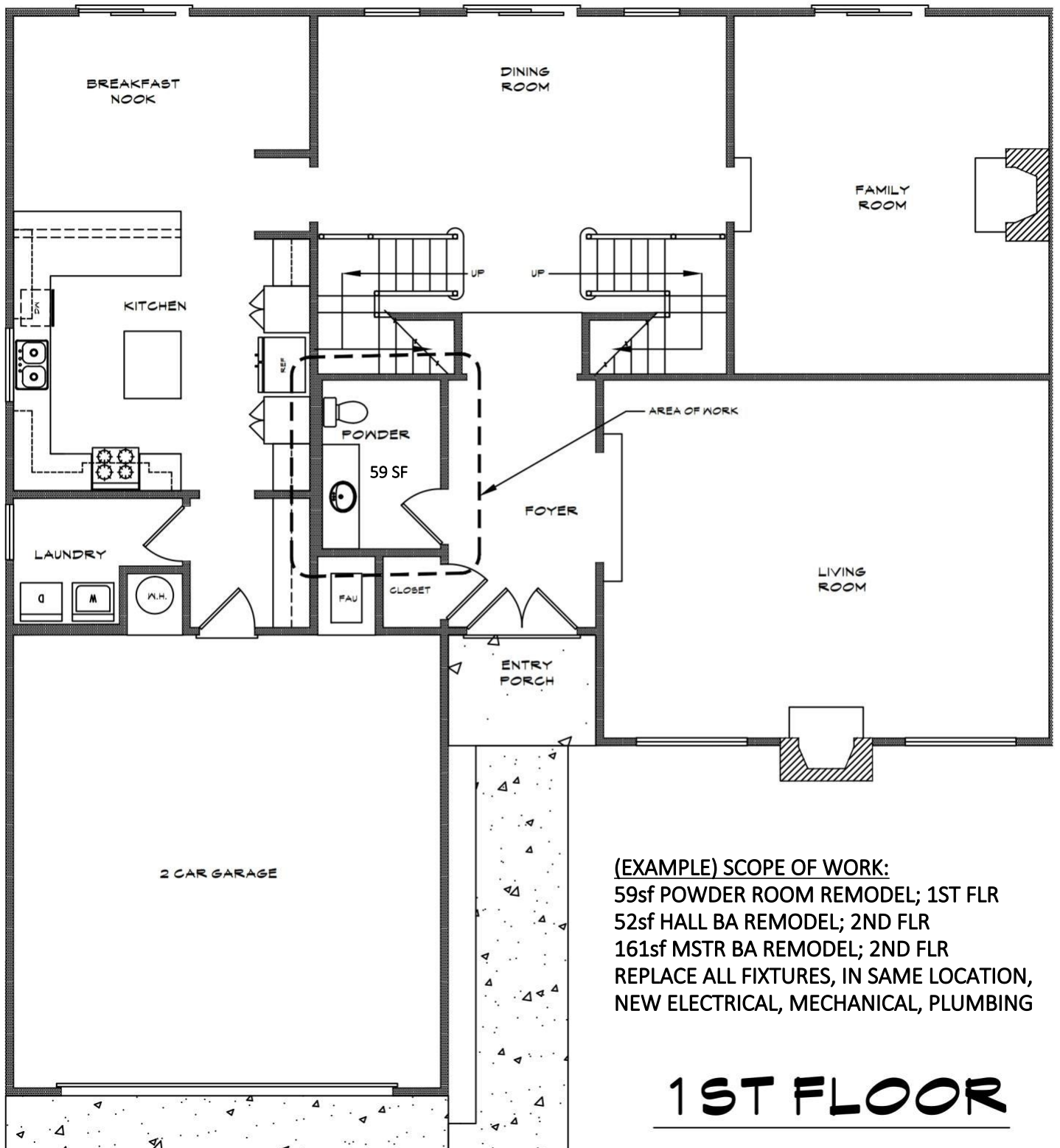
Glazing in High Hazard Areas

Except as indicated in CRC Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sand-blasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation. Tempered glazing shall be used in the following hazardous locations

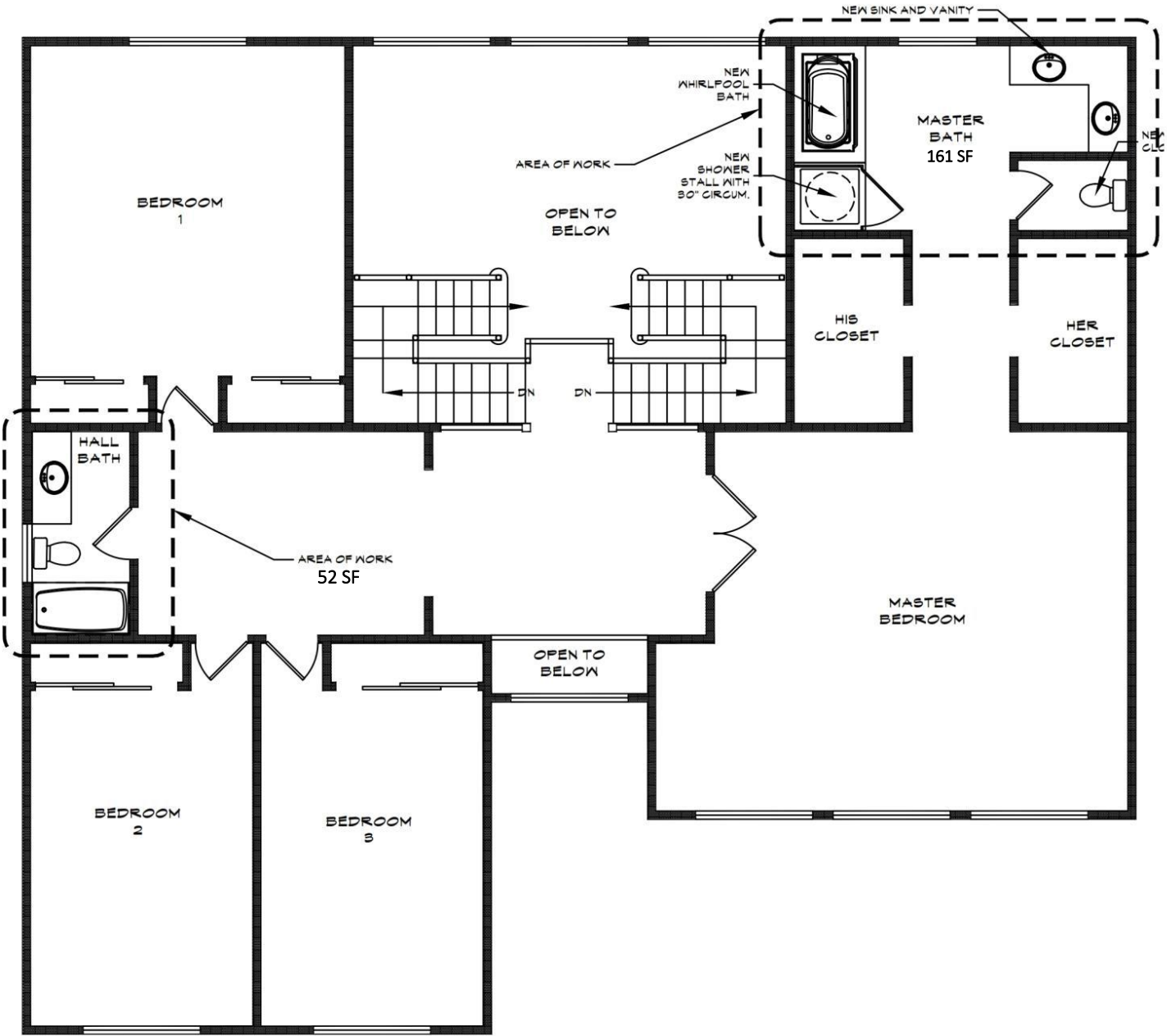
- Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.
 - Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool, or swimming pool.
- Glazed panels subject to CRC Section R308.4.2 shall be Class II meeting the impact test requirements of Section R308.3.1

FLOOR PLAN EXAMPLES

1234 MAIN STREET, LAGUNA HILLS, CA 92653

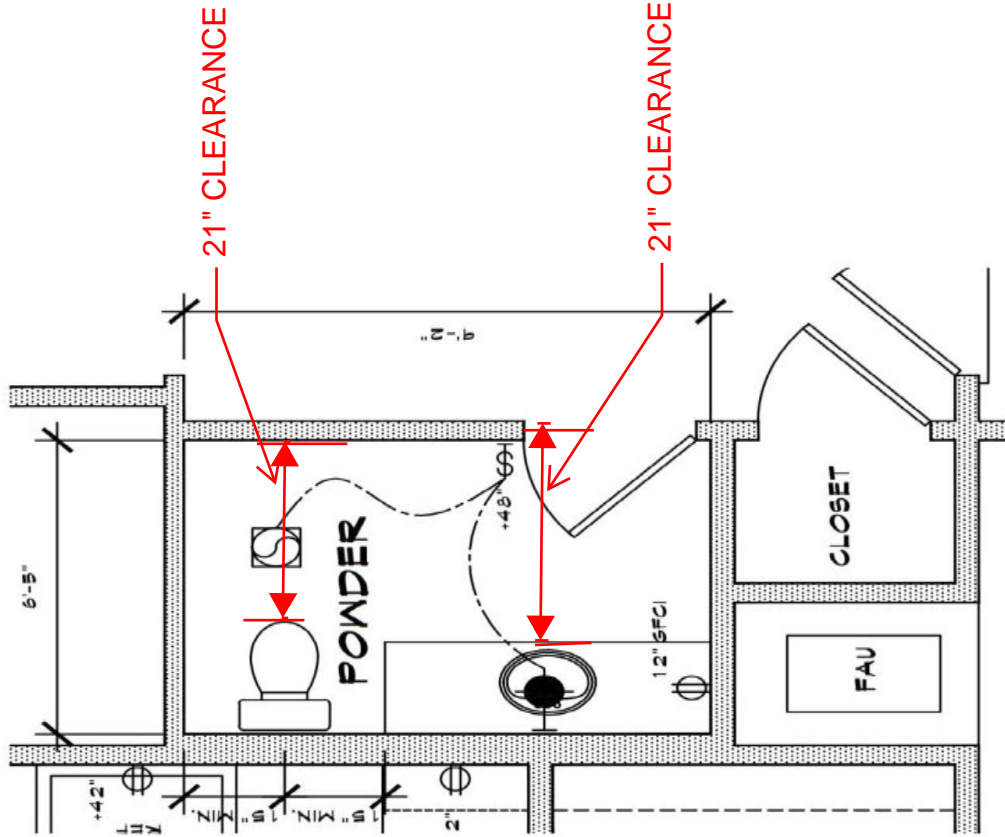


1234 MAIN STREET, LAGUNA HILLS, CA 92653

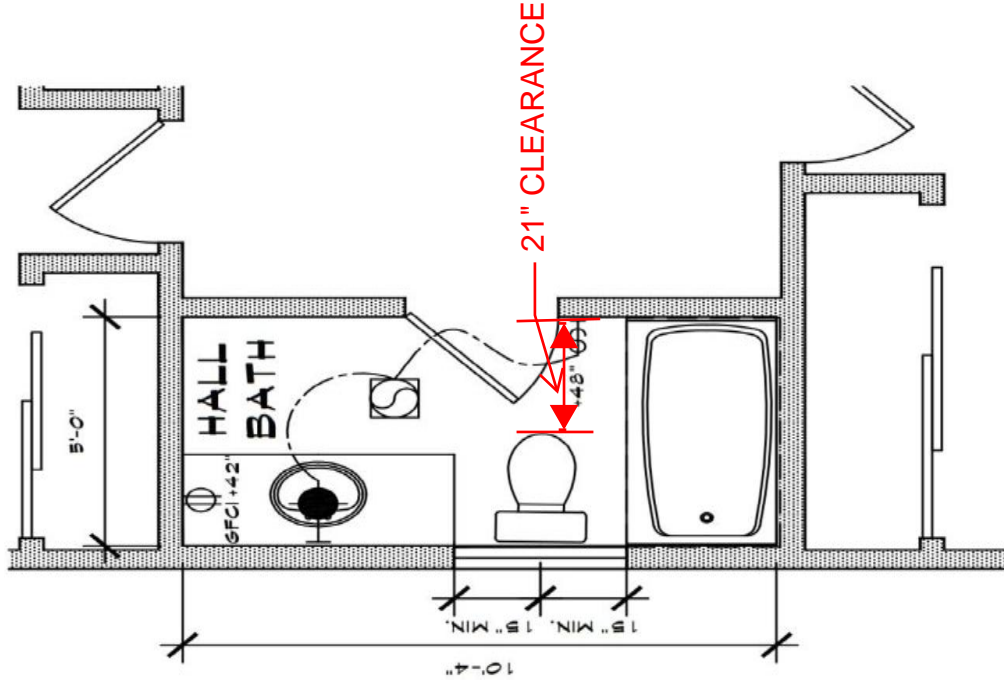


2ND FLOOR

ENLARGED FLOOR PLAN EXAMPLES



1ST FLOOR POWDER ROOM



2ND FLOOR HALL BATH

LEGEND

- NEW LED WALL MOUNT LIGHT
- NEW LED RECESSED LIGHT
- 3 WAY SWITCH
- DUPLEX RECEPTACLE WITH GFCI PROTECTION
- EXHAUST FAN WITH HUMIDITY SENSOR
- POWDER RM FLOOR AREA= 59 SQ. FT.
- HALL BATH FLOOR AREA= 52 SQ. FT.
- SCALE: 1/4" = 1'-0"

