



**City of Anderson
Development Services Division**

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Information
Bulletin

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Residential Bathroom Remodels

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Purpose

This checklist applies to bathroom remodeling projects for single family dwellings and is to be used as a general reference guide. If the scope of work only involves the removal and replacement of plumbing, mechanical, electrical fixtures, existing window replacements and minor non-load bearing wall modifications, the following items appearing with a check mark shall be **subject to field approval**. Completion of a permit application, with the specific work to be remodeled, may be done over the counter.

What do I need to bring to obtain a bathroom remodel permit?

To apply for a permit, please bring three sets of plans (minimum 11"x17") depicting the proposed bathroom layout, including a detailed description of the scope of work. It is important that your plans clearly show all the work proposed to avoid delays in processing. Once a permit has been issued, it will be limited to the scope defined and illustrated in the documents filed. The applicant is responsible for compliance with all code regulations if unforeseen work is discovered that is not part of the permit application.

Additional information will be required for a complete plan review in-house if the work includes the removal and/or replacement of structural features such as load-bearing walls, posts, and new window or door openings.

Building Requirements (2016 CBC)

- Showers and tub/shower walls to be covered with a smooth, hard, nonabsorbent surface (i.e., ceramic tile or fiberglass) installed over a moisture resistant underlayment (water-resistant gypsum board) to a height of 72" above drain inlet [R307.2]
- No water closet or bidet shall be set closer than fifteen inches from its center to any side wall or obstruction or closer than 30 inches center to center to any similar fixture. The clear space in front of any water closed, lavatory or bidet shall be not less than 24 inches. [CRC R307.1 and CPC 402.5]
- Safety glazing (tempered) required in the following locations:
 - a. Any portion of a wall enclosing a shower or bathtub enclosure where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet
 - b. Door enclosures for hot tubs, whirlpools, saunas, bathtubs and showers [R308.4 CRC]

Electrical Requirements (2016 CEC)

- At least one 120 volt, 20-amp branch circuit to supply the bathroom receptacle(s). This circuit cannot supply any other receptacle, lights, fans, etc. *Exp.: when the 20-amp circuit supplies a single bathroom, outlets for other equipment within the same room can be on this circuit* [210-23.2.3(A)(1) and (A)(2)]
- At least one receptacle adjacent to and within 36" of each sink [210-52(d)]
- All bathroom receptacles to be GFCI protected [210-8(A)(1)]

- The following locations are prohibited:
 - a. Cord-connected fixtures, lighting tracks or ceiling-suspended (paddle) fans within 3' of horizontal edge of tub and 8' vertical above top of tub or shower dam [410.10(D)]
 - b. Receptacles within a bathtub or shower space, even if enclosed in a weatherproof enclosure [406.9(C)]
- Light fixtures in tub or shower enclosure shall be labeled "suitable for damp locations" [410.10(A)]

Plumbing & Mechanical Requirements (2016 CPC & CMC)

- Maximum 1.28 gallons per flush for toilet fixture [Section 4.303.1 GBSC]
- Regardless of shape, shower compartments shall have a min. 1,024 in² interior floor area, be capable of encompassing a 30" circle, and have min. 22" hinged doors to swing out [CPC 408.6, 408.5 CPC] Shower walls shall be finished with a hard, non-absorbent surface to a height of not less than 72" [2016 CRC R307.2]
- Individual control valves of the pressure balance or the thermostatic mixing valve type for showers and tub-shower combination with a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. [CPC 408.2 and 408.3 of 2016 CPC]
- Environmental air duct for bathroom exhaust shall terminate 3' from property lines, 10 feet from a forced air inlet and 3' from any opening into the building. [2016 CMC 502.2.1]
- Each bathroom shall be mechanically ventilated and unless as part of a whole house ventilation system, must be controlled by a Humidistat. [2016 GBSC 4.506]
- Exhaust ducts shall provide 50 cfm minimum

Residential Lighting Requirements (2016 Energy Code)

- All installed luminaires shall be high efficacy in accordance with table 150.0-A. In bathrooms at least one luminaire shall be controlled by a vacancy sensor. 2016 Energy Code 150 (k) 1, 2(J) (New 2016)