



When Is A Permit Required?

Bathroom remodels require a permit if they include any of the following: removal and replacement and/or relocation of toilets, tubs, showers, sinks, vanity cabinets; Replacement/changes to the lighting, exhaust fan, switches, or outlet(s); Removal and replacement of wall board.

Exception:

Replacing towel bars, mirrors, paint, window treatments, wall coverings (such as wall paper or tile not in the shower) where no other work is being done, is considered maintenance and you do not require a permit for these items alone.

Bathroom remodels shall comply with the following adopted codes:

- 2019 California Residential Code (CRC)
- 2019 California Electrical Code (CEC)
- 2019 California Plumbing Code (CPC)
- 2019 California Mechanical Code (CMC)
- 2019 California Energy Code (CEnc)
- 2019 California Green Building Standards Code (CALGREEN)
- Gilroy Municipal Code

The following outlines the minimum requirements for bathroom plumbing, mechanical, electrical and other bathroom elements. It is intended to serve as a guide to successfully complete a residential bathroom remodel project.

PLUMBING

General:

- Copper water lines shall be Type L or better. [CPC 604.3] No Type M allowed. [Gilroy Amendment see Chapter 6 of Municipal Code]
- Hot water valve shall be on the left side. [CPC 417.5]
- Hot water shall be limited to a maximum temperature of 120° F. [CPC 408.3]
- Fixtures with slip joint connections shall be accessible or provided with a 12"x12" access panel to make such connections accessible for inspection and repair. [CPC 402.10]
- Metal Collars (escutcheons) must be installed where openings have been made in walls for the passage of pipes. [CPC 312.12.2]
- Plumbing fixtures in contact with wall, floor, or counters shall be caulked to provide a watertight seal. [CPC 402.2]

Lavatory Faucets:

- Lavatories (sinks) shall have a 1 ¼" minimum waste outlet and shall be provided with a stopper or a strainer. [CPC 407.4]
- Residential lavatory sinks shall have shall have a maximum flow rate of 1.2 GPM [CALGREEN 4.303.1.4.1]
- Lavatory sinks shall require a minimum of 24 inches front clearance [CPC 402.5]

Toilets:

- When adding a toilet or bidet, the minimum waste line size is 3 in. [CPC T. 703.2]
- The center of the toilet or bidet shall be 15" minimum from a side wall or obstruction, 30" center to center from another similar fixture, and shall have 24" minimum clear floor space in front. [CPC 402.5]
- Water consumption shall not exceed 1.28 Gallons per flush. [CALGREEN 4.313.1.1]

Bidets:

- Water supply for a bidet shall be protected against backflow with an air gap or approved vacuum breaker assembly. [CPC 410.2]
- The maximum hot water temperature discharging from a bidet shall be limited to 110° F. [CPC 410.3]

Showers:

- Minimum waste outlet and tailpiece size for a shower is 2 inch and shall have a strainer. [CPC 408.4]
- Shower control mixing valves shall be pressure balancing/thermostatic. [CPC 408.3]
- Shower receptors built on site shall comply with [CPC 408.7]
- Shower compartments regardless of shape, shall have a minimum finished interior area of 1,024 square inches and shall be able to encompass a 30 inch circle. [CPC 408.6]
- Shower walls shall be finished with a non-absorbent surface. Such walls shall extend to a height of not less than 6 feet. [CRC R 307.2] See illustration on page 4.
- Shower threshold shall have a minimum width to accommodate a 22" out-swinging door; when open there shall be 22" unobstructed opening min. [CPC 408.5]
- Glass doors and windows less than 60 in. from shower floor shall be tempered glass. [CRC R308.4.1 & R308.4.5]
- Water consumption for shower heads shall not exceed 1.8 GPM. [CPC 408.2]
- Shower heads and valves shall be located on a side wall of shower compartment or otherwise arranged so that the showerhead does not discharge at the opening, and the user can adjust the valves before stepping into the shower spray. [CPC 408.9]

Bathtubs and Whirlpools:

- Minimum waste outlet and tailpiece size for tubs is 1 ½ in. and shall have a stopper or strainer. [CPC 409.2]
- Walls above bathtubs shall be finished with a non-absorbent surface. Such surface shall extend to a height of 6 feet above the floor [CRC R307.2]
- Tub waste openings in floor framing (crawl space) shall be protected by metal screen mesh or other approved method for rodent-proofing. [CPC 312.12.3]
- Whirlpool (spa) tubs shall be installed according to manufacturer's installation instructions.
- There shall be an access opening large enough to permit removal and replacement of the circulation pump. If the opening is located in the crawl space it shall be no more than 20 feet from the crawl space access. [CPC 409.6]
- The circulation pump shall be located above the crown wiper of the trap. The pump and circulation piping shall be self-draining. [CPC 409.6]

MECHANICAL

- Each bathroom containing a bathtub, shower, or shower/tub combination shall be mechanically ventilated for the purpose of humidity control regardless if there is an operable window. [CRC R303.1]
- Toilet rooms/compartments (no tub or shower) shall be provided with a window not less than 3 square feet, half of which should be operable (natural ventilation) or be provided with a local exhaust system. [CRC R303.3]
- Exhaust fans must be controlled by a humidity control capable of adjustment between relative humidity ranges of 50 percent to a maximum of 80 percent. a humidity control can be a separate component (not required to be built in to the fan) [CALGREEN 4.506 #2]
- Bathroom exhaust fans shall be equipped with a backdraft damper unless the fan operates continuously. [CMC 504.1.1]
- Terminate the vent outlet outdoors, a minimum of 3 feet from windows or similar openings, 10 feet from a forced air inlet, and 3 feet minimum from the property line. [CMC 502.2.1]
- The vent termination shall be covered with a corrosion resistant screen no less than ¼" and no more than ½" openings. [CMC 502.1]

ELECTRICAL

- At least one receptacle outlet shall be installed in bathrooms within 3 feet of the outside edge of each sink. The outlet shall be installed on the wall, countertop, or on the face of the vanity cabinet no more than 12" below the top of the sink. [CEC 210.52 (D)]
- All 15- and 20-ampere receptacle outlets in bathrooms shall have GFCI (Ground Fault Circuit Interrupter) protection. [CEC 210.8 (A)(1)]
- The receptacle outlet provided shall also be Tamper-Resistant type [CEC 406.12 (1)]
- Electrical panels shall not be installed in bathrooms. [CEC 240.24E]
- Switches and receptacles are not allowed in bathtub or shower spaces [CEC 404.4C & 406.9C].
- Luminaires installed in damp or wet locations shall be marked "Suitable for Damp Locations", or "Suitable for Wet Locations" if subject to shower spray. [CEC 410.10 (D)]
- No fans, lighting tracks, or hanging cord, chain, cable suspended luminaires allowed within 3 feet horizontally, and 8 feet vertically from the top of the bathtub or shower threshold. [CEC 410.10 (D)]
- Exhaust fans shall be controlled separately from lighting system, except that lights integral to the fan can be controlled with the same switch as the fan. [CEC 150.0(k)2B]
- All installed lighting shall meet the requirements in Table 150.0-A. [CEC 150.0(k)1A]
- At least one light in bathrooms shall be controlled by a vacancy sensor providing automatic off, manual on functionality. [CEC 150.0(k)2I]

WALLBOARD

- Approved gypsum board shall be installed perpendicular to framing members. All edges or ends of panels that are parallel to framing shall occur at framing members except the edges that are perpendicular. [CRC R702.3.5]
- Screws shall be listed for use with gypsum panels, and be 1-1/8 inch long. Penetration into wood shall be not less than 5/8". [CRC R702.3.5.1]
- Screws shall be installed every 12" minimum on edges and where framing members occur within the area of the gypsum board. [CRC T. 702.3.5]
- Where applying a water based texture material, the minimum gypsum board thickness for 16 inches on center framing shall be ½ inch. [CRC T. R702.3.5]

- Water-resistant gypsum board shall not be used where there will direct exposure to water. [CRC R702.3.7.1]
- Water-resistant gypsum board shall not be installed over a Class I or Class II vapor retarder in a shower or tub compartment. [CRC R702.3.7]

APPROVED CONSTRUCTION OF TILE-LINED SHOWER RECEPTORS
STANDARD SPECIFICATION FOR THE INSTALLATION OF
TILE-LINED SHOWER RECEPTORS

