Residential Bathroom Remodels

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A permit is required for all types of bathroom remodels from replacement of the tub/shower enclosure, to relocation of any fixtures or a complete bathroom reconfiguration. Drawings are required for bathroom remodel. Structural plans and calculations may be required for removal and/or replacement of any load bearing walls. Please note the requirements below are a general guideline and it is the applicant's responsibility to include any code requirements that may not be included here.

CHECKLIST

BUILDING REQUIREMENTS

- ☐ All work must comply with the current building code standards (building, electrical, mechanical, plumbing and energy)
- ☐ Provide a completed City of Hayward *Prescriptive T-24 Energy Requirements for Residential Alterations* form if applicable.
- ☐ Smoke and carbon monoxide alarms must be installed when the value of the work exceeds $1,000. For more information on alarm locations, please see our Smoke and Carbon Monoxide Alarms handout.
- ☐ Windows within 60" from the water's edge of the tub or shower walking surface require tempered glass. Windows within 24" of a door swing shall be tempered.
- ☐ Shower stalls and bathtubs with shower heads installed, shall have walls finished with a non-absorbent surface for a minimum of 6 feet above the floor.
- ☐ Underlayment material used as backers for wall tile or solid surface material in tub and shower enclosures shall be either glass mat/fiber-reinforced gypsum backing panels, non-asbestos fiber-cement/fiber mat back board. All material shall be installed in accordance with the manufacturer's recommendations. Water-resistant gypsum board may be used when attached directly to studs, overlayed with minimum Grade B building paper and wire lath. Tile shall be attached to the wire lath.

ELECTRICAL and LIGHTING REQUIREMENTS

- ☐ All new electrical receptacles in bathrooms must be GFCI protected and tamper-resistant (TR). If any new/additional outlets are installed, the bathroom shall have a dedicated 20-amp circuit.
- ☐ Receptacles are to be located within 36" from the edge of the sink
- ☐ All luminaires installed shall be high efficacy; screw-based fixtures can be considered high-efficacy if labeled as JA8-2016 compliant. However, screw based fixtures can't be used for recessed downlights and be considered high-efficacy.
- ☐ Recessed downlights must be IC/AT listed, JA8 compliant, and sealed with gasket or caulk
- ☐ Vacancy sensor is required for at least one luminaire in each bathroom
- ☐ Dimmers or vacancy sensors are required to control all high-efficacy luminaires, except closets <70ft2 and hallways

MECHANICAL REQUIREMENTS

- ☐ Provide mechanical ventilation system (exhaust fan) controlled by a humidity control. The ventilation system must have exhaust rates of 50 cfm.
- ☐ Exhaust fan switch control must be switched separately, except when lighting integral to the fan is installed that meets requirements of Section 150(k)2.
- ☐ Back draft damper are required on ventilation systems exhausting to the exterior. Point of exhaust vent must be a minimum of 3'-0" from a property line or openings into the buildings such as doors, windows, opening skylights, attic vents.

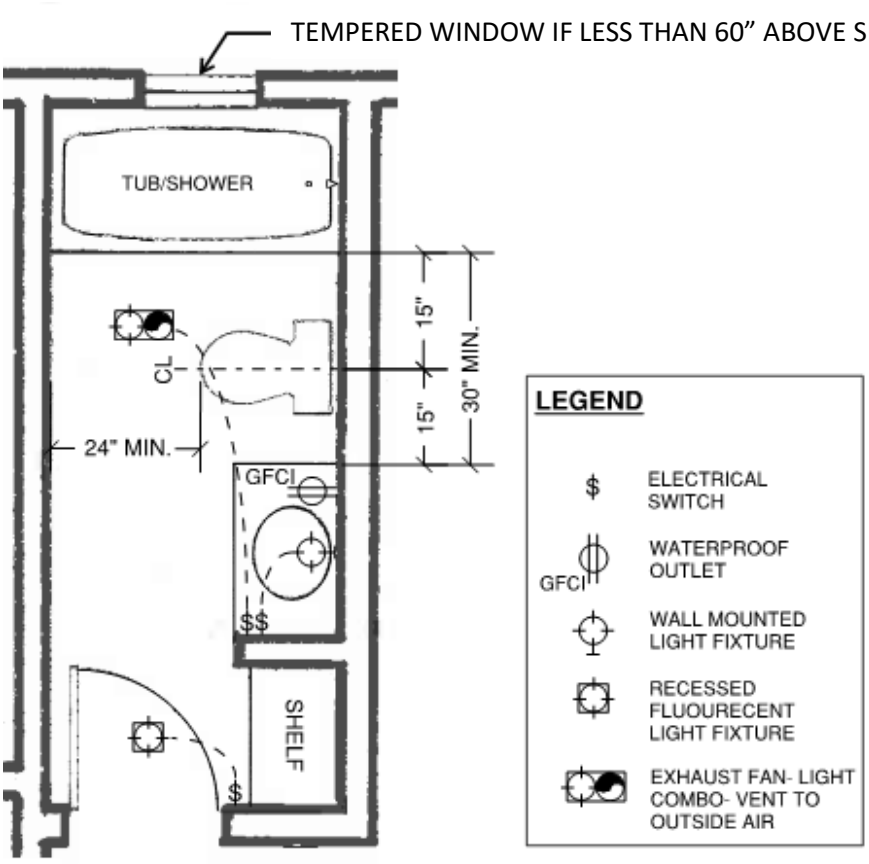
PLUMBING REQUIREMENTS

- ☐ Pressure balanced or thermostatic mixing values are required for shower and tub-shower combination plumbing installations. The mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120 degrees F.
- ☐ Toilets shall not be closer than 15" from its center to any side wall or obstruction (cabinet, bathtub, shower) nor closer than 30" center to center to any similar fixture. The clear space in front of any toilet shall not be less than 24".
- ☐ Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight.
- ☐ Shower floors shall be lined with an approved shower pan or an on-site built watertight approved lining (i.e. hot mop). On-site shower linings shall extend a minimum of 3 inches vertically up the wall and shall be sloped ¼" per foot to weep holes.
- ☐ When a curb is provided at a shower, it shall be a minimum of 1 inch above the shower floor and between 2 inches and 9 inches above the top of the drain. A watertight nailing flange that extends a minimum of 1-inch-high shall be installed where the shower floor meets the vertical surface of the shower compartment. The finished floor of the shower compartment shall be uniformly sloped between ¼" and ½" per foot towards to the drain. Where a curb is not provided at a shower compartment, the entire bathroom shall be considered a wet location. The flooring in the entire bathroom shall comply with the water proofing requirements described above for shower floors (previous bullet) and all lighting fixtures shall be approved for wet locations.
- ☐ Shower pans/stalls must have a minimum size of 1024 square inches and have a minimum 30" diameter. Shower doors must not encroach into the required 30" diameter. Shower doors shall open so as to maintain a minimum 22" unobstructed opening for egress.
  Exception: The minimum required area and dimensions shall not apply where an existing bathtub is replaced by a shower receptor having a minimum dimension of 30" in width and 60" in length.

☐ **Water Efficient Plumbing Fixtures**

All existing non-compliant plumbing fixtures (based on water efficiency) throughout the house shall be upgraded whenever a building permit is issued for an addition, alteration, or improvement. The following Table shows the fixtures that are considered to be non-compliant and the type of water-conserving plumbing fixture shall be installed in place of non-compliant fixtures:

Plumbing Fixture	Non-Compliant Plumbing Fixture	Required Water-Conserving Plumbing Fixture (maximum flow-rates)
Water Closet (Toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/minute	2.0 gallons/minute at 80 psi
Faucet – Bathroom	Greater than 2.2 gallons/minute	1.2 gallons/minute at 60 psi
Faucet – Kitchen	Greater than 2.2 gallons/minute	1.8 gallons/minute at 60 psi (average)



SAMPLE PLAN: **BATHROOM REMODEL**

A basic drawing is required to obtain a permit for a bathroom remodel. When drawing the specific plan of your remodel, use the example above and show the same key elements in the drawing. If the bathroom is staying the same, provide a drawing to show the modified features such as plumbing fixtures or lighting. If the layout of the bathroom is changing, show an existing and proposed drawing. If the bathroom is being enlarged significantly, it may be necessary to draw the entire floor of the home for reference.

Please use the grid below to draw your bathroom remodel.