



**CITY OF COLTON**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**BUILDING AND SAFETY DIVISION**  
**659 NORTH LA CADENA DRIVE**  
**COLTON, CALIFORNIA 92324**  
**(909) 370-5079**  
**7:30 a.m. to 5:00p.m. Monday – Thursday**

## **RESIDENTIAL BATHROOM RENOVATION**

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### **INTRODUCTION**

Bathroom renovations generally require a Building permit. The following information can be used as a guideline for the bathroom requirements. Bathroom renovations require compliance with the:

- 2016 California Residential Code (CRC);
- 2016 California Plumbing Code (CPC);
- 2016 California Mechanical Code (CMC);
- 2016 California Electric Code (CEC);
- 2016 California Energy Efficiency Standards (CEES);
- 2016 California Green Building Standards (CGBS); and
- The City of Colton Local Ordinances.

A bathroom renovation includes the removal and/or relocation of vanity cabinets, sinks, tub & showers, replacement/changes to the lighting or removal & replacement of the wall board. The replacement of the toilet, towel bars, mirrors, paint and floor coverings, where no other work is included is considered a maintenance item and no permit is required for these items.

The following details the minimum requirements of the bathroom electrical, mechanical and plumbing systems:

### **ELECTRICAL**

- Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop.
- Receptacles shall be listed as tamper-resistant.
- A minimum of (1) 20 amp circuit is required for bath rooms. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. CEC 210.52d
- No pendant light fixtures in zone 3' away and 8' above the bathtub or shower.
- Luminaries located within the actual outside dimensions of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as suitable for damp locations, provided with a solid lens and be GFCI protected.
- Bathroom lighting shall be high efficacy luminaries (40 lumens per watt) or controlled by a vacancy (occupancy) sensor certified to comply with sec 119(d) CEES. This is a manual on, auto off device. Automatic on or devices with an override switch position are not approved. High efficacy, incandescent lighting or fans are required to be switched separately.
- Recessed luminaries installed in an insulated ceiling shall be IC rated (zero clearance) and AT rated (air tight) and shall be sealed and/or gasketed between ceiling and housing. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.

## **MECHANICAL**

- A bath exhaust fan w/ back draft damper is required regardless of the presence of a window. Exhaust must vent to outdoors in an approved duct. Terminate the outlet a minimum of 3' from an opening or property line. CMC 504.5 A minimum rate of 50 <sup>cfm</sup> is required. Fan shall meet ASHRA standard 62.2. A maximum of 3 sone rating is required. 2016 CEES
- Fans shall be ENERGY STAR compliant. CGBS 4.506.1.1
- Unless the bathroom exhaust fan is part of the Whole House Ventilation System, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent. For the purpose of this section, a bathroom is a room that contains a bathtub, shower, or tub/shower combination. CGBS 4.506.1.2

## **PLUMBING**

- Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower drain
- Shower and Tub/shower control valves shall be pressure balancing / thermostatic per CPC 418.0
- Multiple showerheads serving one shower, the combined flow rate of all the showerheads shall not exceed the maximum flow rate specified in the 20% reduction column contained in CGBS Table 4.303.2 or the shower shall be designed to allow one showerhead to be in operation at a time.
- Fixtures shall meet the following maximum flow rates:  
Water Closets = 1.6 GPM - Shower Heads = 2.5 GPM - Sink Faucets = 2.2 GPM.
- Minimum shower size is 1024 square inches (30" circle) CPC 411.7
- Site built shower stalls shall comply with CPC 411.8
- Stall shower door to open out a minimum of 22" wide opening. CPC 411.6
- Toilet and/or Bidet require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture. CPC 407.6
- When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3" waste line.
- The hot water valve shall be installed on the left side. CPC 415.0
- A minimum 12" x 12" access panel is required when a slip joint p-trap waste & overflow is provided.

## **WHIRLPOOL/SPA**

- Whirlpool (spa) bathtubs shall have a readily accessible access panel. CPC414.1.
- The circulation pump shall be located above the crown weir of the trap. CPC414.2.
- The pump and the circulation piping shall be self-draining to minimize water retention. CPC414.3.
- Suction fittings on whirlpool bathtubs shall comply with the listed standards. CPC414.4
- The maximum hot water temperature discharging from the bathtub filler is limited to 120° by a device that conforms to ASSE 1070 or CSA B125.3. The water heater thermostat shall not be considered a control for meeting this provision.
- Accessible disconnects and GFCI protection is required for the whirlpool (spa) pump, aerator and heater. CEC 210.8

## **BIDETS**

- The water supply shall be protected with an air gap or vacuum breaker. CPC603.2.
- The maximum hot water temperature discharging from a bidet is limited to 110° by a device that conforms to ASSE 1070 or CSA B125.3. The water heater thermostat shall not be considered a control for meeting this provision.