



CITY OF SAUSALITO BUILDING DIVISION

420 Litho Street
Sausalito, Ca 94965
(415) 289-4128; Fax (415) 339-2256
www.sausalito.gov

BATHROOM HANDOUT

Submittal Requirements:

*Before approval and issuance of a building permit for bathroom remodel, applicant shall submit **three sets of plans (11" x 17" minimum)**. Plans shall be drawn **to scale** (or at the very minimum, **fully dimensioned**), **readable, legible**, and include the following information:*

1. **Cover Sheet** showing the following:
 1. **Project address**,
 2. **Owner's information** (name, address, phone number),
 3. **Designer's information** (name, address, phone number),
 4. **Use of Building** (Single Family Dwelling, Duplex, Apartment, Condo, etc).
 5. **Type of Construction** (Wood Framed, Steel Framed, Concrete, etc).
 6. **Scope of work statement**,
 7. **Sheet index** indicating each sheet title and number,
 8. **Legend** for symbols, abbreviations and notations used in drawings.
2. **Site Plan** for any new exterior alteration (i.e. enlargement/addition of exterior windows, doors, skylights, fan/duct/vent terminations, etc.). On the Site Plan, show the **dimensions of the property line, footprint of all structures** on the property, **distance of the structures to the property line**, and the **location of the street and sidewalk** in relationship to the property.
3. **Existing Floor Plan** for a floor/story where the bathroom is located. Specify the **existing use of all rooms and areas**. Show the **location of the existing bathroom**. (Note: existing floor plan does not have to be to scale and is required for **reference purposes only**).
4. **Proposed Bathroom Floor Plan** showing the **type and location of proposed interior cabinetry, countertops, appliances, plumbing and gas fixtures, light fixtures, receptacle outlets, etc**. Include construction legend identifying and describing new work and clearly show the difference between the existing and proposed conditions. **Exterior windows and doors added and/or replaced** as part of the remodeling project shall be **clearly identified** on the plans. **New windows** shall have a **U-Factor not-to-exceed .32 and SHGC not-to-exceed .25**.

*See the next page for **Code Requirements** pertaining to Bathrooms.

Bathroom Remodel Requirements (No Structural Work)

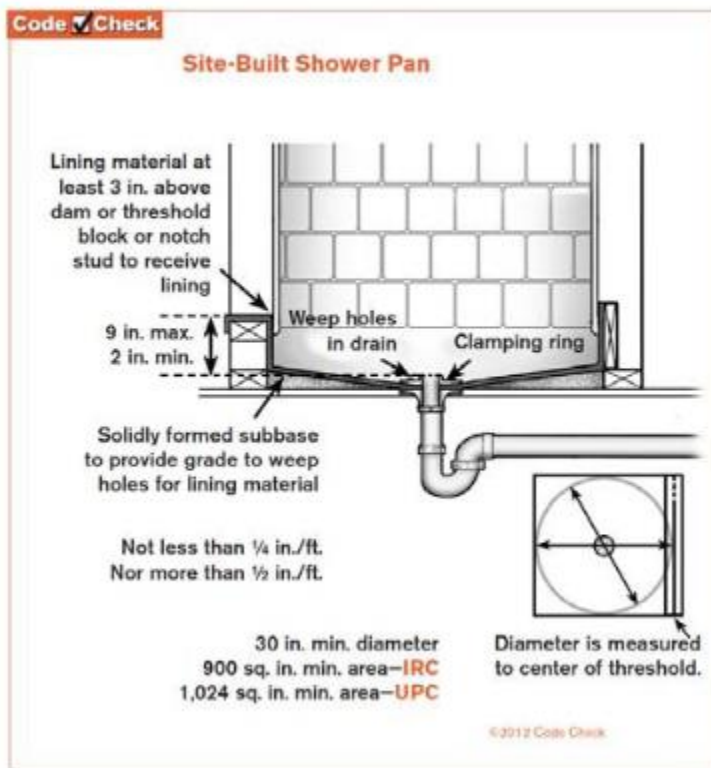
Glass or Glazing:

Tempered glazing shall be identified by a manufacturer marking that is permanently applied.

Windows shall be provided with safety glazing as follows:

1. Within a portion of a wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
2. Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.

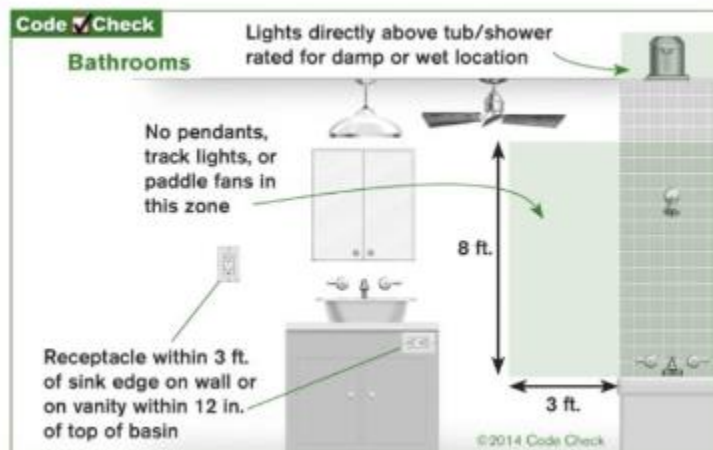
Plumbing:



3. Any new or replaced mixing valve in a shower or tub shall be a temperature/pressure balancing type and set at a maximum 120 degrees F.
4. The maximum flow rate for a showerhead is 1.8 gpm (gallons per minute), and 1.2 gpm for lavatory sinks.
5. Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment.
6. Manufactured shower receptors and bases shall comply with CPC 408.1.
7. Shower stalls shall be a minimum finished interior of 1,024 square inches, and be capable of encompassing a 30-inch diameter circle. (see drawing above)

8. Any doors shall swing out of the shower/tub enclosure and have a clear opening of 22-inches minimum. (CPC 408.5 & 408.6)
9. Bathrooms and toilet rooms must have a ceiling height of not less than 6-feet, 8-inches (CRC R305.1).
10. Gypsum board used as the base or backer for adhesive application of ceramic tile or other required non-absorbent finish material shall conform to ASTM C1178, C1278 or C1396.
11. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12-inches on center for 1/2-inch-thick or 16-inches for 5/8-inch-thick gypsum board.
12. Water-resistant gypsum board shall **not** be installed over a Class I or II vapor retarder in a shower or tub compartment.
13. Cut or exposed edges of gypsum board, including those at wall intersections, shall be sealed as recommended by the manufacturer.
14. Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
15. Shower stalls and bathtubs with shower heads installed, shall have walls finished with a nonabsorbent surface for a minimum of 6-feet above the floor.
16. Hydro-massage tubs shall be electrically bonded with a minimum #8 AWG bare copper wire, and the bonding clamp shall be accessible.
17. The water closet shall be a maximum of 1.28 gals. per flush, have a clearance of 30-inches wide, and 24-inches in front. (CPC 402.5)
18. Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the connection shall be caulked and sealed to be watertight. (CPC 402.2)

Electrical:



19. All bathroom remodels must include upgrading the existing receptacles to provide GFCI protection, if not already installed.
20. All receptacles shall be GFCI protected and be tamper-resistant. A GFCI receptacle must be located within 3-feet from the edge of the lavatory sink. For double lavatory sinks, one GFCI receptacle located in the center may suffice, if it is within 3-feet from each lavatory sink edge.
21. New/additional outlets shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.11) Switches shall not be installed within wet locations in tub or shower spaces unless installed as part of listed tub or shower assembly.

22. Lighting fixtures located within 3-feet horizontally and 8-feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. (CEC 410.10)
23. A minimum of one high efficacy fixture shall be installed.
24. Any other lighting shall be controlled by a manual on/off vacancy sensor. This sensor shall not turn on the lighting automatically when entering the space.
25. Exhaust fans and lighting shall have separate control switches (even if a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protected circuit based on the manufacturer's requirements. (CEnC150.0(o))

Mechanical:

26. Bathrooms, water closet compartments and other similar rooms shall be provided with an aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable. (CRC R303.3) **Exception:** The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided.
27. A bathroom ventilation fan must be installed in all bathrooms. The minimum ventilation rates shall be 50 cubic feet per minute for intermittent ventilation, or 20 cubic feet per minute for continuous ventilation. CalGreen 4.506.1.
28. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. CalGreen 4.506.1.