



BATHROOM REMODEL FOR ONE-TO-TWO FAMILY DWELLINGS

SUBMITTAL REQUIREMENTS

A permit is required for all bathroom remodels. A permit is not required for replacement of a standard toilet in the same location (*replacement fixture shall not exceed 1.28 GPF*). Permit shall be obtained prior to the start of the work.

One electronic set of plans, digitally signed by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted (*at minimum, include existing and new floor plans*) shall be a minimum plan size of 11" x 17" and **must be legible** to facilitate digital imaging as a permanent record after the project is completed

Exterior modifications to buildings require Planning review and approval prior to submittal to the Building Division.

If the property is overseen by a Homeowners Association a letter of authorization signed by the HOA, is required.

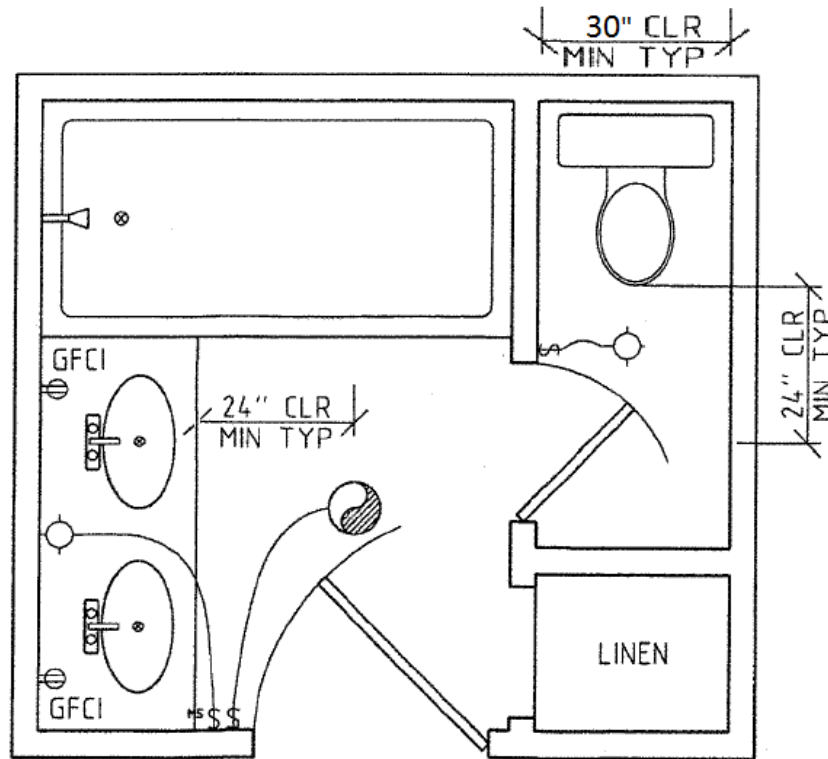
The following is a listing of the general code requirements based on the **2022** California Codes & Mountain View Municipal Code. This handout is intended to provide general information. If you have questions, please contact the Building Division at (650) 903-6313 or email us at building@mountainview.gov

CODE REQUIREMENTS

1. Shower compartments and areas above bathtubs shall be finished with non-absorbent surface, a minimum of 6 feet (72 inches) above the floor (CRC R307.2).
2. Safety glass (tempered or laminated) is required for all glass shower doors and partitions (CRC R308.4.1).
3. Safety glazing is required on windows within tub or shower area when the bottom exposed edge of the glazing is less than 60" inches above a standing or walking surface (CRC R308.4.5).
4. In addition to the number of branch circuits required by the CEC, one or more 120-volt, 20-ampere branch circuit shall be provided to supply the bathroom(s) receptacle outlet(s) required by 210.52(D) and any countertop and similar work surface receptacle outlets. Such circuits shall have no other outlets (CEC 210.11(C)(3)).
5. All electrical receptacles shall be GFCI protected (CEC 210.8(A)1). At least one receptacle outlet shall be installed in bathrooms within 3 feet of the outside edge of each basin (CEC 210.52(D)).
6. Electrical panels shall not be installed in bathrooms (CEC 240.24(E)).
7. Recessed light fixtures in tub/shower enclosures must be listed for a damp or wet location (CEC 410.10(A)).
8. Per the Mountain View City Code SEC. 8.51(C) a minimum of 200 amps service disconnect shall be required for one family dwelling and SEC. 8.51(D) a minimum of 125 amps service disconnect shall be required for other than one family dwelling.
9. Water closet fixture clearance shall be a minimum of 24" in front of toilet and 15" from centerline and lavatory fixture clearance shall be a minimum of 24" in front of lavatory (CPC 402.5). If existing conditions can not comply, contact the Building Inspection Division.
10. Pressure balanced or thermostatic mixing valves are required for shower and tub-shower combination plumbing installations; additionally, the maximum water temperature discharging from an individual showerhead shall be limited to 120° F (CPC 408.3).
11. Shower compartment, regardless of shape, must have a finished interior area of not less than 1,024 square inches and shall also be capable to encompassing a 30" circle (CPC 408.6).
12. Plumbing vents shall be located a minimum of 10 feet from, or not less than 3 feet above, any opening. Additionally, vents shall not be less than 3 feet in every direction from the lot line (CPC 906.2).

13. For any bathroom containing a bathtub, shower or tub/shower combo an exhaust fan is required for purposes of humidity control (CRC R303.3.1 & CGC 4.506). An operable window is not a permissible means of providing bathroom exhaust for humidity control.
14. Plumbing fixtures shall be in compliance with CGreenC Section 4.303. Water closets shall not exceed 1.28 gallons per flush, showerheads shall not exceed 1.8 gallons per minute, and lavatory faucets shall not exceed 1.2 gallons per minute.
15. All installed luminaires shall meet the requirements in Table 150.0-A (CEnerC, Subchapter 7, 150.0(k)1A).
16. At least one installed luminaire shall be controlled by an occupancy or vacancy sensor (automatic-off controls) (CEnerC, Subchapter 7, 150.0(k)2Ei).
17. Integrated lighting of exhaust fans shall be controlled independently from the fans. The following shall be controlled separately: undercabinet lighting, undershelf lighting, interior lighting of display cabinets and switched outlets (CEnerC, Subchapter 7, 150.0(k)2G).

**Noncompliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures per CGreenC Section 4.303 Note and per SB407– Self Certification form available.*



BATHROOM FLOOR PLAN

OTHER RELATED HANDOUTS

- Smoke Detector & Carbon Monoxide requirements
- GFCI & AFCI requirements
- Self-Certification - Plumbing fixtures
- Self-Certification - Smoke & Carbon Detectors