



CITY OF MISSION VIEJO
BUILDING SERVICES DIVISION
200 CIVIC CENTER,
MISSION VIEJO, CA 92691
(949) 470-3054

BATH REMODELS
For One and Two Family Residences and
Townhomes Not Exceeding 3 Stories

INTRODUCTION

Bathroom renovations generally require a building permit. The following information can be used as a guideline for bathroom renovations. Bathroom renovations require compliance with the 2013 CBC, CRC, CPC, CMC, CEC, CGBS and the 2013 California Energy Code.

PLAN CHECK

Non-structural bathroom renovations can generally be reviewed and permitted over the counter however projects which propose the removal relocation of load bearing or non-load bearing walls or structural changes may be subject to standard plan review procedures of 10 business days for the first review and 5 business days for each subsequent review. Changes to the exterior of the residence will also be subject to additional requirements and approval by the Planning Division and may require the approval of a Home Owner's Association and or Neighborhood Awareness form.

The following shall be provided to the Building Division:

- (1) Complete application with a thorough description of the work proposed.
- (3) Printed copies of the floor plan of the residence specifying the location of the area of remodel. (See attached sample). Note: penciled or penned originals or plans with white-out will not be accepted.
- (3) Printed copies of a legible enlarged floor plan of each bathroom being remodeled. (see attached sample) The enlarged plan shall specify all new or existing receptacles, switches, lavatories, toilets, tub/showers, lights, vanities exhaust fans, symbols legend and be fully dimensioned.
- (3) Printed copies of an existing floor plan for projects proposing a new layout including the relocation of existing plumbing fixtures, vanities, doors, windows or walls.
- (3) Printed copies of the foundation, roof and floor framing plans and all relevant structural details for projects proposing the removal or relocation of walls or structural changes. At the discretion of the Building Official, wet signed and sealed foundation, roof and floor framing plans and structural details will be required for projects not complying with the prescriptive methods of the California Building Code.
- (1) Set of wet signed and sealed structural calcs, at the discretion of the Building Official, for projects proposing structural modifications which do not comply with the prescriptive methods of the California Building Code.
- Plan check and permit fees.

SMOKE AND CARBON MONOXIDE ALARMS

“Where alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.” **CRC 314.3.1**

“When a permit is required for alterations, repairs or additions with a total cost or calculated valuation exceeding one thousand dollars (\$1,000), existing dwelling units or sleeping units with a fossil fuel burning heater or appliance, fireplace, or an attached garage shall have a carbon monoxide alarm installed in accordance with Section R315.2” **CRC 315.2.2**

The following minimum requirements shall be met for all new bathroom renovations.

ELECTRICAL

- A minimum of (1) 20 amp circuit is required for bathrooms. CEC 210.11(C) 3. This circuit shall not contain other outlets, except, where the 20-ampere circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied in accordance with CEC 210.23 (A)(1) and (A)(2).
- At least one electrical outlet shall be installed within 36 inches of the outside edge of each bathroom sink basin and be located on wall or partition adjacent to the sink, on the countertop or installed on the side or face of the basin cabinet not more than 12 inches below the countertop.
- All bathroom outlets and whirlpools tubs must be GFCI protected. CEC 210.8 (A)(1).

MECHANICAL

- Back draft dampers are required on bathroom ventilation fans. Ventilation fans must vent through an approved duct and shall terminate 3 feet from an opening or property line. CMC 504.1.
- Each bathroom shall be mechanically vented and must be controlled by a humidity control. CMC 402.5, CGBS 4.506.1.

LIGHTING

- No electrical fixtures in zone 3 feet away and 8 feet above bathtub.
- Recessed lighting at bathtub/shower shall be suitable for damp locations and provided with a solid lens cover.
- Bathrooms lighting shall have at least (1) high efficiency luminaries or controlled by an occupancy sensor. High efficient and non-high efficient light must be switch separately. Reference the 2013 California Energy Code.
- Recessed luminaries installed in an insulated ceiling shall be I.C. (insulation contact) rated and AT (air tight) and shall be sealed and/or gasketed between ceiling and housing.

PLUMBING

- Maximum flow rates: Water Closets - 1.28 GPM max; Shower Heads - 2.0 GPM max; Sink Faucets - 1.5 GPM max, CGBS 4.303.
- Shower shall maintain minimum dimensions of 1024 square inches (30 inch circle) and shall be provided with a nonabsorbent surface to a height of 72" above the floor.
- Shower stall door must open out. Opening must be a minimum 22 inches wide.
- Water closets are required to be a minimum 15 inches from center to wall, 24 inches clear in front of toilet.
- Maximum 3 water closets on a 3 inch line.
- Hot water is required to be on left.
- Provide 12 inch x 12 inch minimum access to slip joint tub trap and whirlpool tub motor.

GLAZING IN HIGH HAZARD AREAS

Except as indicated in CRC Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sand-blasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation. Tempered glazing shall be used in the following hazardous location.

- Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.
 - Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool, or swimming pool.
- Glazed panels subject to CRC Section R308.4.2 shall be Class II meeting the impact test requirements of Section R308.3.1



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HELP FOR THE HOMEOWNER

MISSION VIEJO BUILDING AND SAFETY DIVISION

Jay Elbetta, PE, CBO

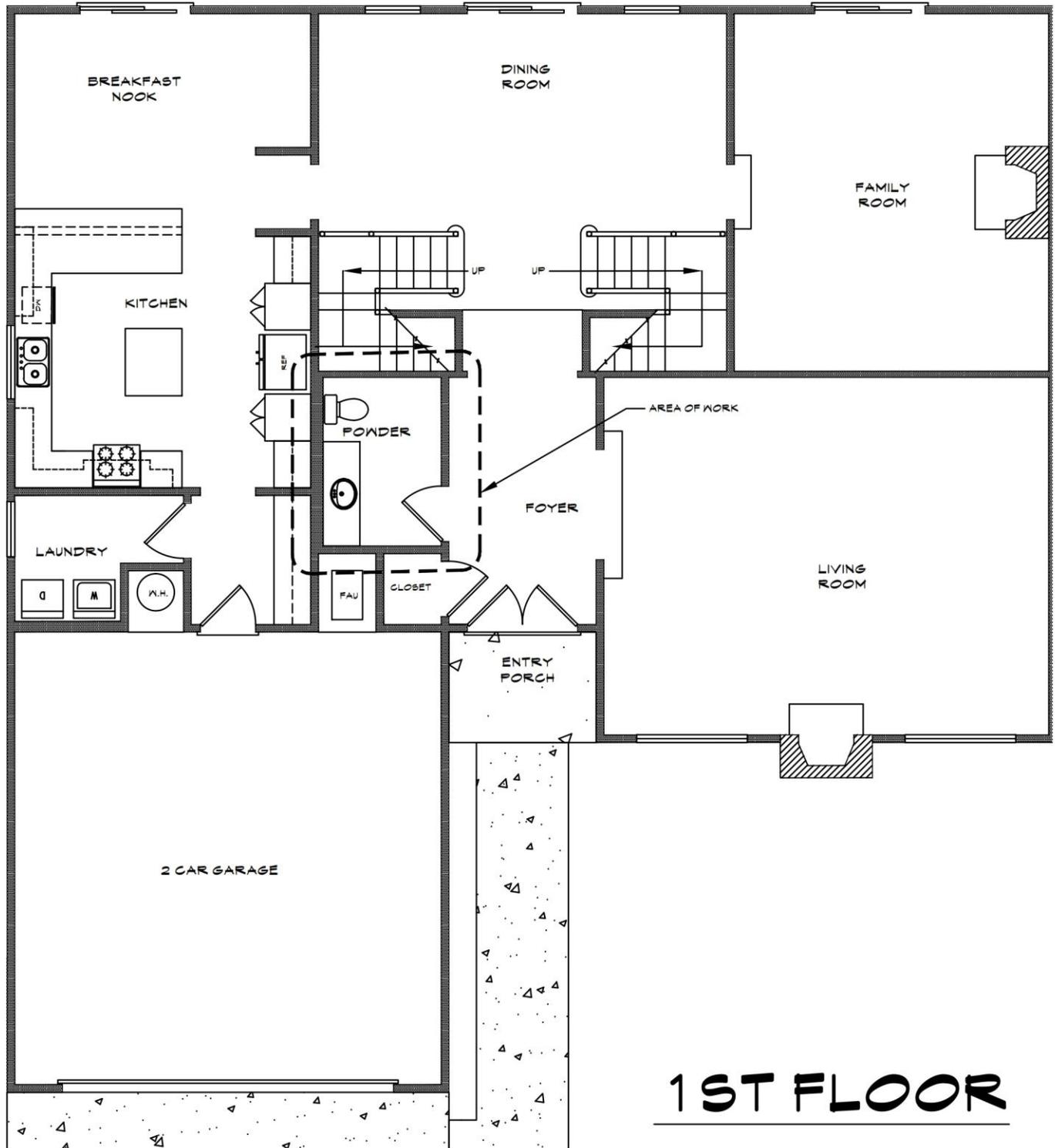
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1ST FLOOR



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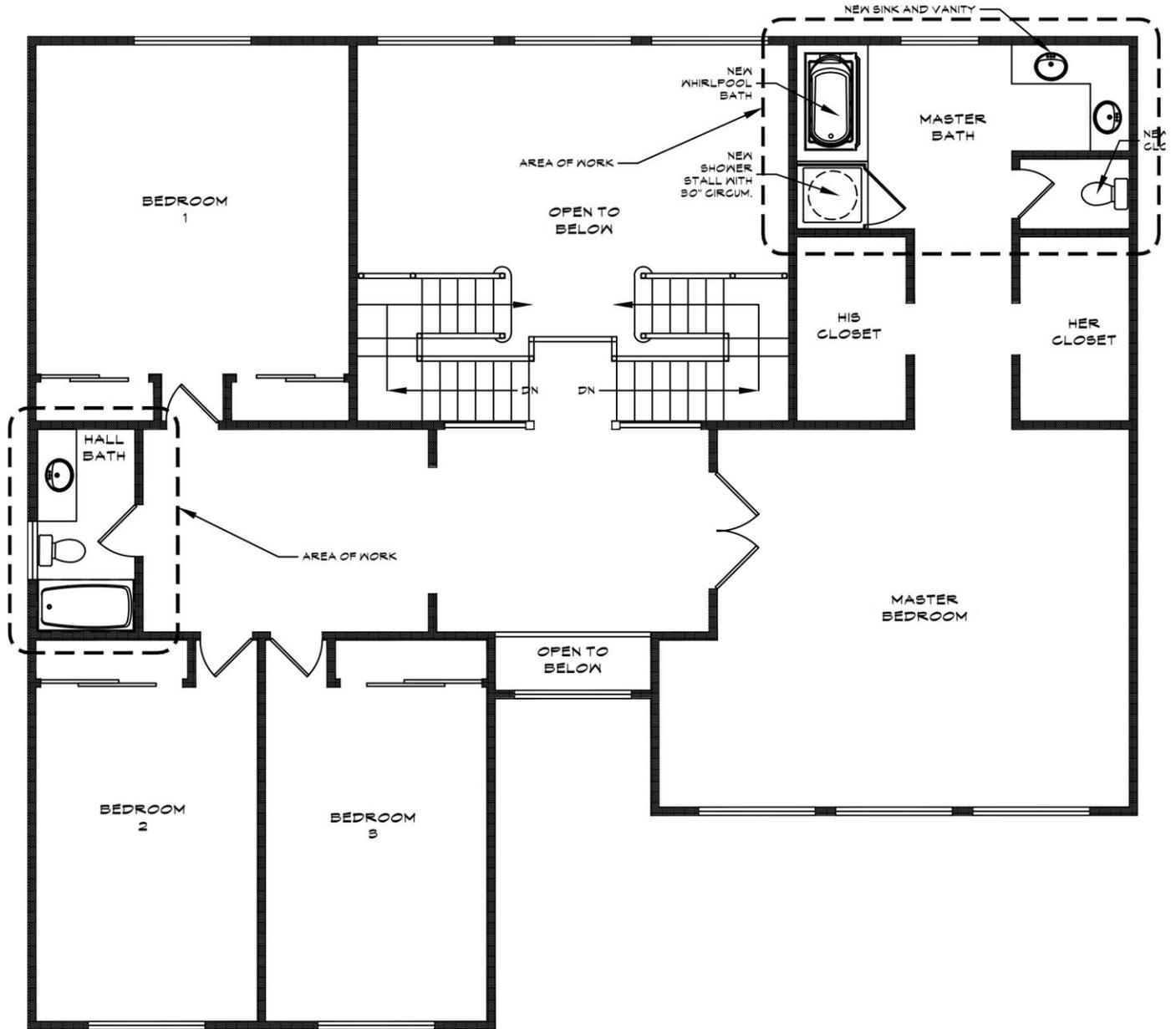
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2ND FLOOR



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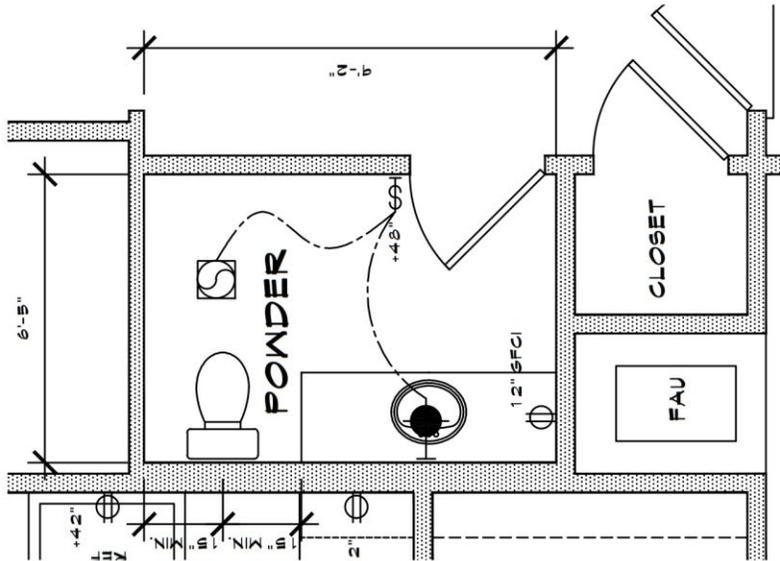
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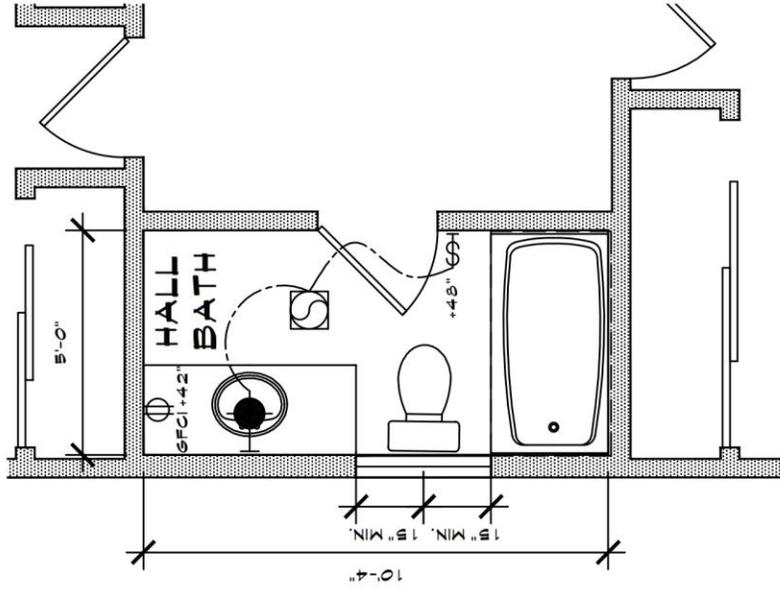
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1ST FLOOR POWDER ROOM



2ND FLOOR HALL BATH

LEGEND

- NEW LED WALL MOUNT LIGHT
- NEW LED RECESSED LIGHT
- 3 WAY SWITCH
- DUPLEX RECEPTACLE WITH GFCI PROTECTION
- EXHAUST FAN WITH HUMIDITY SENSOR

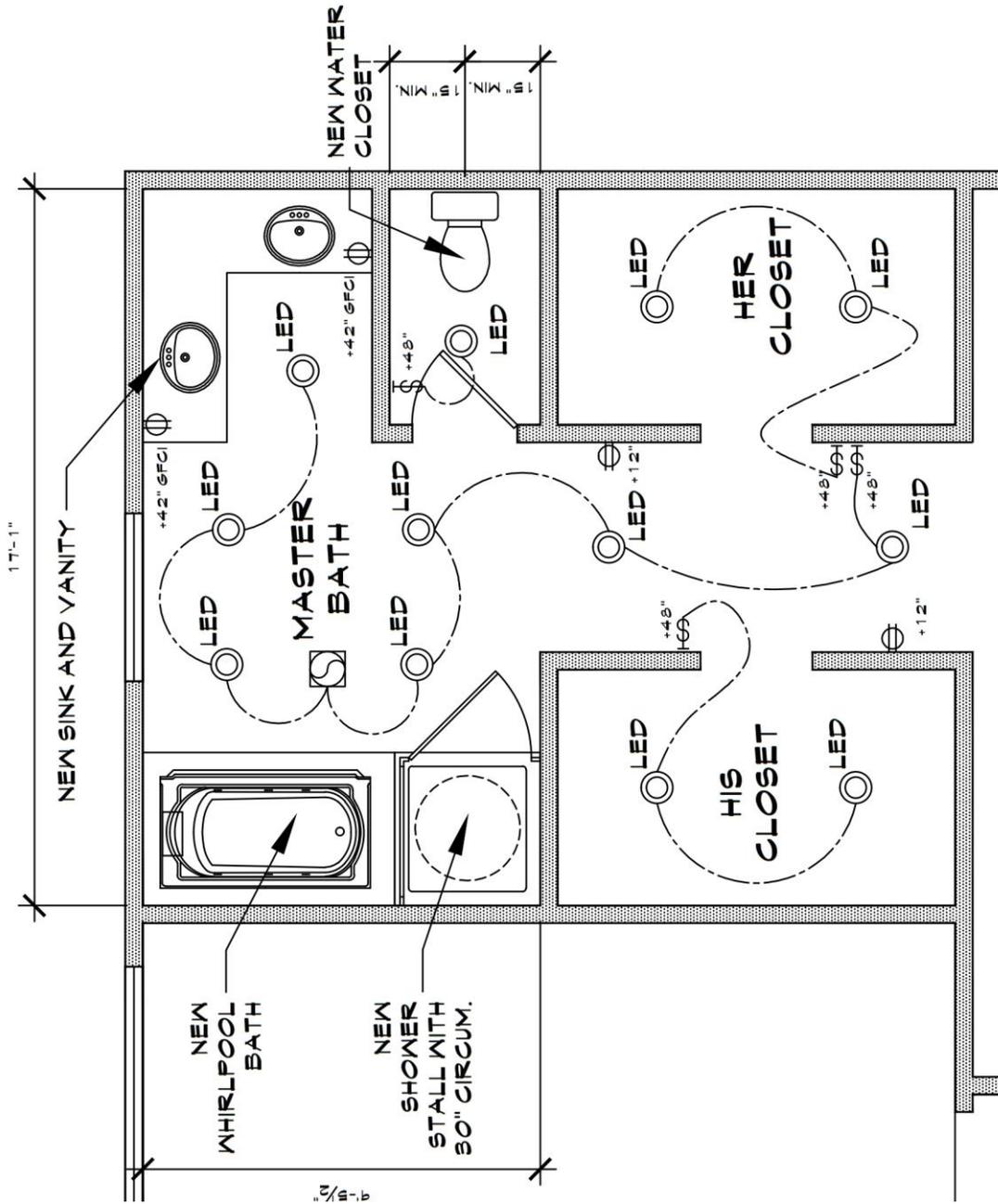
POWDER RM FLOOR AREA= 59 SQ. FT.
 HALL BATH FLOOR AREA= 52 SQ. FT.
 SCALE: 1/4" = 1'-0"



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FLOOR AREA= 161 SQ. FT.
SCALE: 1/4" = 1'-0"



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