CITY OF CALABASAS
Building and Safety
Permit Center

Permits for bathroom renovations require construction documents of sufficient clarity to indicate the location, nature, and extent of the work proposed. The document(s) must show in detail that the work will conform to the provisions of the applicable codes, City, and State laws.

Bathroom remodels generally require permits and compliance with applicable building codes. A bathroom remodel includes the replacement and/or relocation of vanity cabinets, toilets, sinks, tubs, & showers, replacement/changes to lighting, vent fan replacement and removal/replacement of drywall and/or wallboard.

The replacement of towel bars, mirrors, paint, and floor coverings, where no other work is included, are considered maintenance items and permits are not required.

This checklist must be completed, signed, and submitted with your application(s) and plans.

Applications submitted without required construction documents will be denied and returned to applicant.

Building and Safety
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302
Building & Safety Website
(818)224-1600

RESIDENTIAL BATHROOM REMODEL*
SUBMITTAL CHECKLIST

Property Address: _____

Applicant Name: _____

APPLICATIONS (all forms in this section are required with your submission)

- ☐ **Building Permit Application** *(REQUIRED FOR DRYWALL AND/OR WINDOW REPLACEMENT)*
- ☐ **Building Project Identification Form**
- ☐ **Electrical Permit Application**
- ☐ **Mechanical Permit Application**
- ☐ **Plumbing Permit Application**

DRAWINGS / PLANS
(Existing and proposed floor plan & layout are required with your submission)

- ☐ **Floor Plan with all rooms labeled & bathrooms included in scope of work highlighted (not required to be drawn to scale)**
  - ☐ **Existing**
- ☐ **Bathroom Layout (drawn to scale) with address and legend**
  - ☐ **Existing**
  - ☐ **Proposed**

Layouts must show all existing and proposed cabinetry and fixtures including but not limited to light fixtures, outlets, switches, sinks, water closets, vent fan(s), shower(s), and bathtub(s). ***Please refer to example floor plan & layouts on pages 2-6.***

The legend must include all electrical & mechanical fixtures and correspond with the existing and proposed layout drawing submitted including:

- ✓**GFCI Outlets at the sink(s)**
- ✓**Outlets**
- ✓**Light Fixtures**
- ✓**Switches**
- ✓**Vent Fan(s)**

CERTIFICATION

I certify that I have read and acknowledged all of the Code requirements specified in this document. I accept full responsibility for complying with all of the requirements, as applicable to my project. I further agree that if I fail to comply with the Code requirements, due to error or omission, I will correct all deficiencies prior to final inspection.

Signature _____ **Date** _____

***This checklist is for non-structural bathroom renovations ONLY**

BATHROOM REMODEL BUILDING FLOOR PLAN & LAYOUT REQUIREMENTS

IN ADDITION TO MECHANICAL, ELECTRICAL, & PLUMBING PERMIT APPLICATIONS YOU MUST SUBMIT A FLOOR PLAN AND EXISTING & PROPOSED LAYOUTS INCLUDING THE FOLLOWING DETAILS (EACH ON A SEPARATE PAGE) WITH THE DETAILS SPECIFIED BELOW CALLED OUT:

☑ **EXISTING FLOOR PLAN OF THE HOME INCLUDING ADDRESS WITH EACH ROOM LABELED & BATHROOMS INCLUDED IN SCOPE IDENTIFED (NOT REQUIRED TO BE DRAWN TO SCALE)**

☑ **EXISTING BATHROOM(S) LAYOUT WITH A LEGEND AND ADDRESS (DRAWN TO SCALE)**

Drawings / plans must show the location of all **existing** millwork and fixtures on the the layout including:

- □ Cabinetry
- □ Plumbing fixtures
  - Sinks, water closets, toilets, showers, bathtubs, etc.
- □ Electrical work:
  - GFCI Outlets at the sinks
  - Outlets
  - Light fixtures
  - Switches
- □ Mechanical work:
  - Vent fan(s)

☑ **PROPOSED BATHROOM(S) LAYOUT (DRAWN TO SCALE) WITH A LEGEND AND ADDRESS**

Drawing / plans must show all **proposed changes** on the layout including:

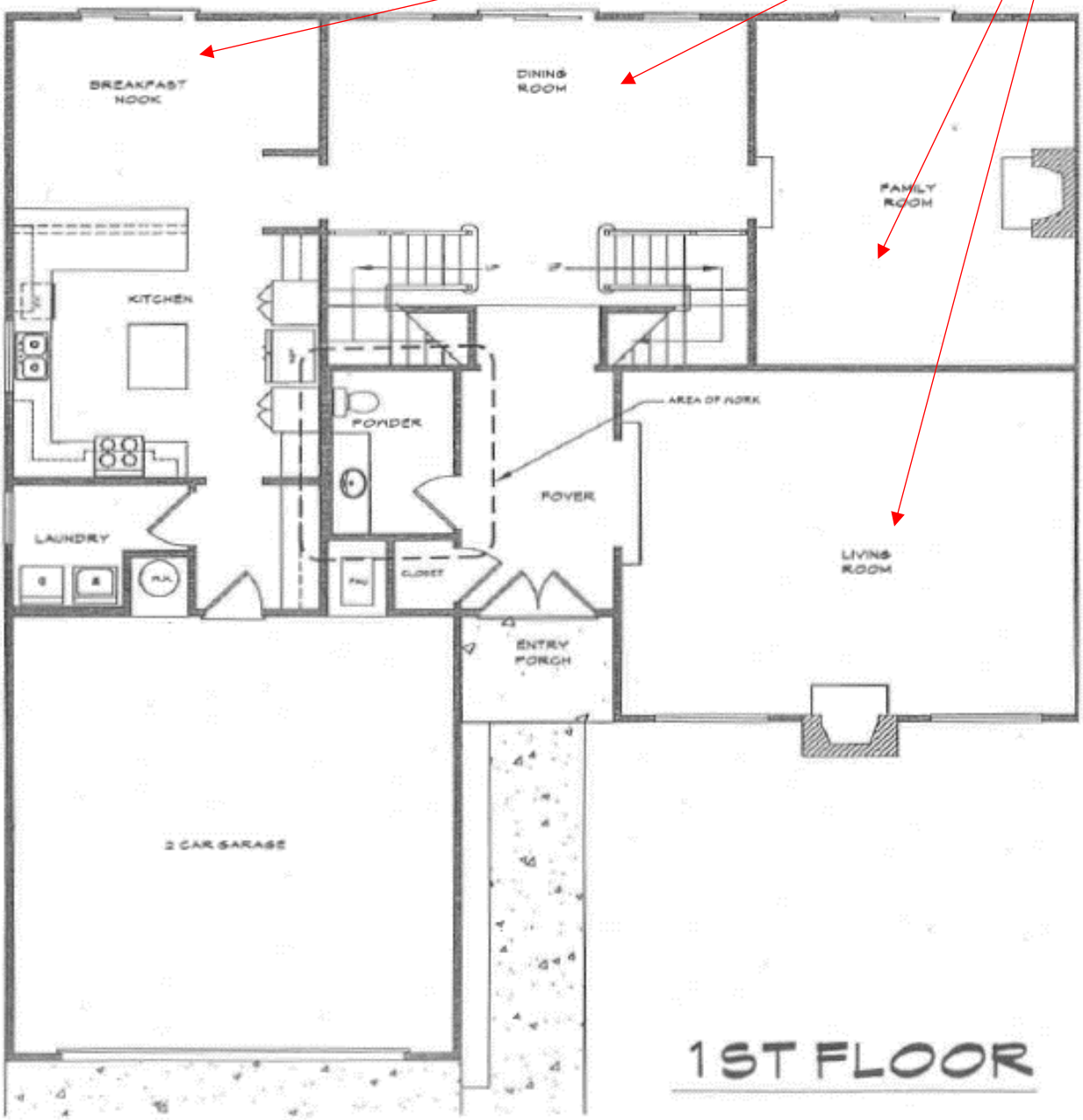
- □ Cabinetry
- □ Plumbing fixtures (**water conserving compliant fixtures required**)
  - Sinks, water closets, toilets, showers, bathtubs, etc.
- □ Electrical work:
  - GFCI Outlets at the sinks
  - Outlets
  - Light fixtures
  - Switches
- □ Mechanical work:
  - Vent fan(s)

BATHROOM REMODEL FLOOR PLAN REQUIREMENTS

1ST FLOOR PLAN EXAMPLE

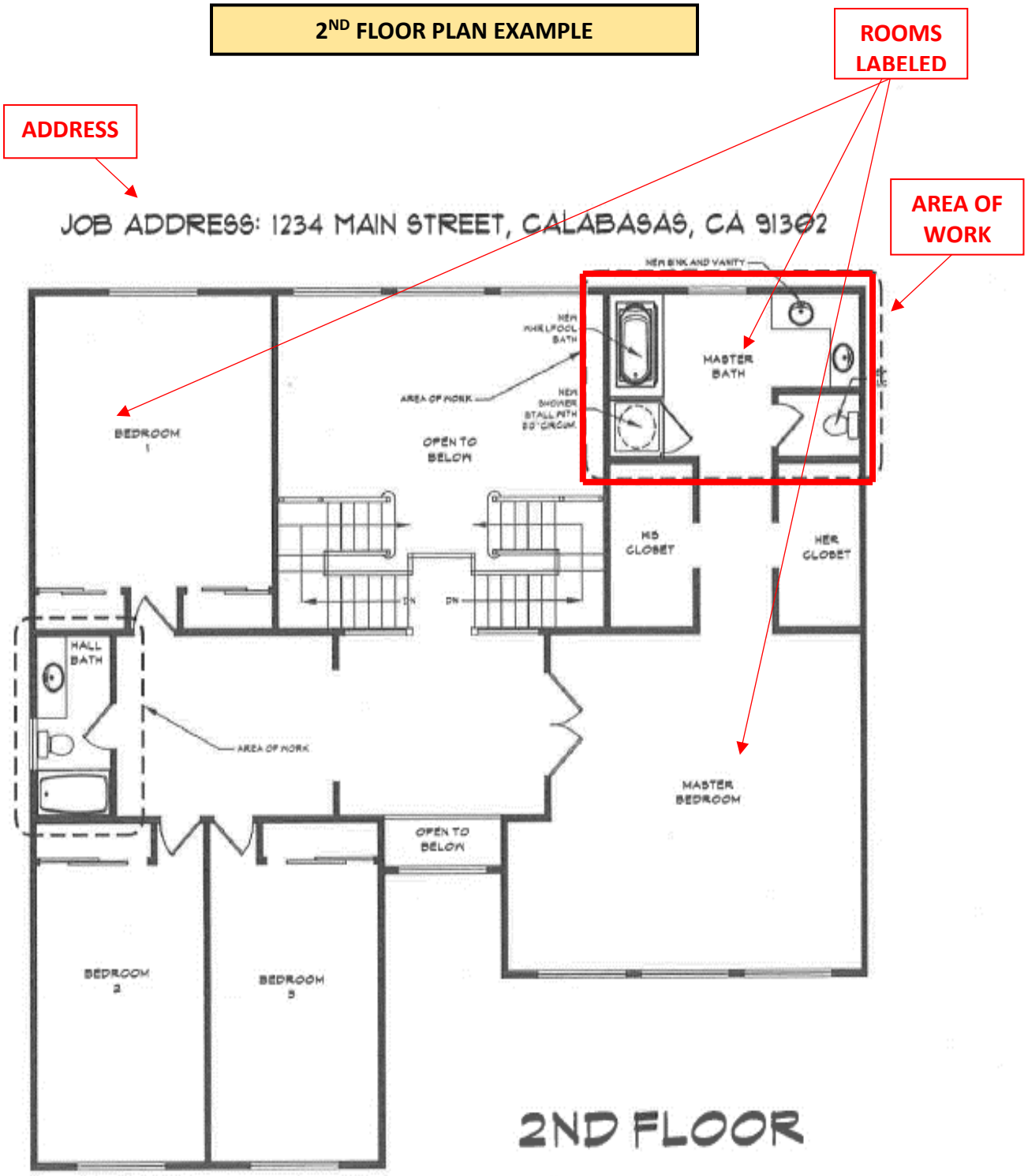
ADDRESS

ROOMS LABELED



BATHROOM REMODEL FLOOR PLAN REQUIREMENTS

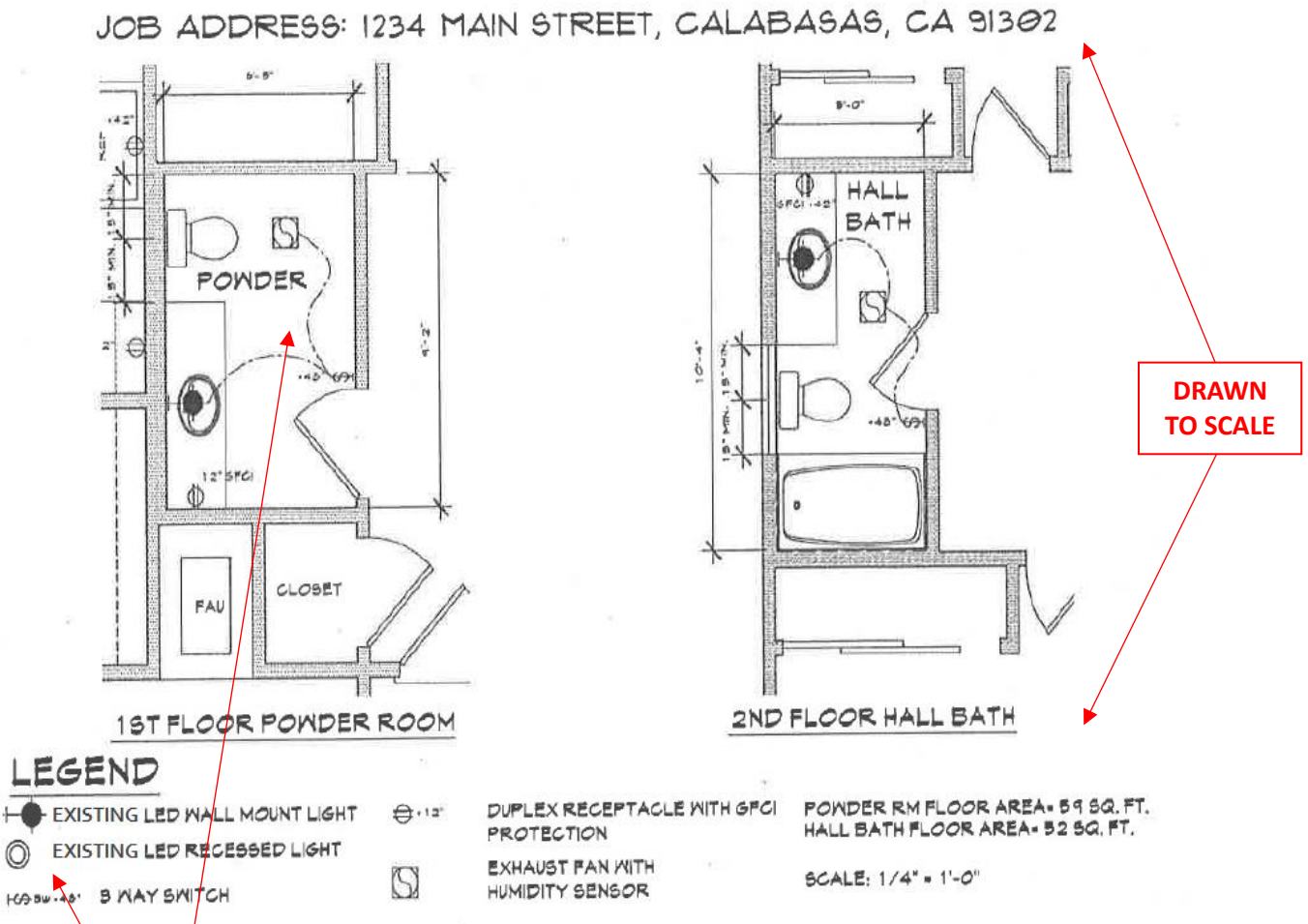
2ND FLOOR PLAN EXAMPLE



BATHROOM REMODEL BUILDING LAYOUT REQUIREMENTS

EXISTING BATHROOM LAYOUT EXAMPLE

EXISTING CABINETRY, ELECTRICAL, PLUMBING, & MECHANICAL FIXTURES SHOWN



DRAWN TO SCALE

LEGEND CORRESPONDS TO FIXTURES SHOWN

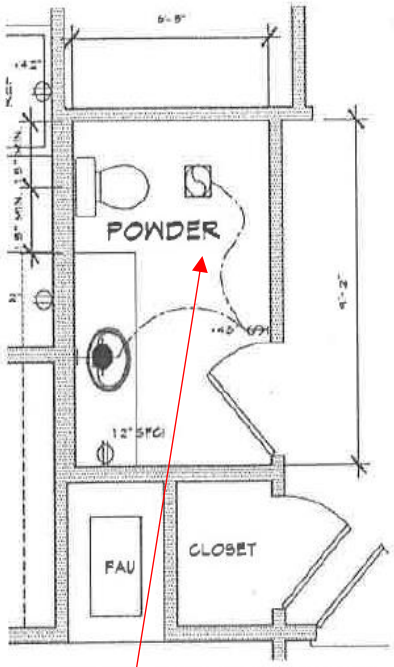
FLOOR AREA – 221 SQ FT
SCALE: ¼ IN = 1 FT

BATHROOM REMODEL BUILDING LAYOUT REQUIREMENTS

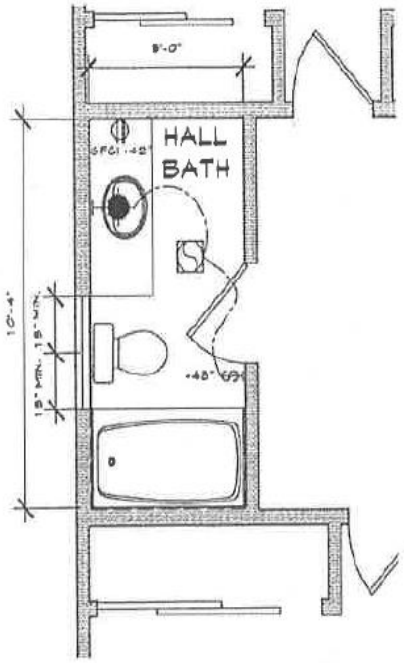
PROPOSED BATHROOM LAYOUT EXAMPLE

PROPOSED CABINETRY, ELECTRICAL, PLUMBING, & MECHANICAL FIXTURES SHOWN

JOB ADDRESS: 1234 MAIN STREET, CALABASAS, CA 91302



1ST FLOOR POWDER ROOM



2ND FLOOR HALL BATH

DRAWN TO SCALE

LEGEND

- EXISTING LED WALL MOUNT LIGHT
- EXISTING 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"

LEGEND CORRESPONDS TO FIXTURES SHOWN

FLOOR AREA – 221 SQ FT
SCALE: ¼ IN = 1 FT

BUILDING CODES

Bathroom remodels require compliance with the following Building Codes:

2022 CA Residential Code (CRC)
2022 CA Mechanical Code (CMC)
2022 CA Electrical Code (CEC)
2022 CA Plumbing Code (CPC)
The City of Calabasas Local Amendments
2022 CA Energy Code (CEnC)
2022 CA Existing Building Code (CEBC)
2022 CA Green Building Standards Code (CGBSC)
2022 CA Fire Code (CFC):

PLUMBING BUILDING CODE REQUIREMENTS

- **Water Closet Setting**: Water closet shall be set no closer than 15 inches from its center to any side wall or obstruction nor closer than 30 inches center to center to any other plumbing fixture. [CPC 402.5]
- **Water Closet Clearance**: The minimum clear space in front of the water closet shall be not less than 24 inches. [CPC 402.5]
- **Shower Size**: Shower compartment shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30 inch diameter circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold. The area and dimensions shall be maintained to a point of not less than 70 inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerhead, soap dishes, shelves and safety grab bars or rails. [CPC 408.6]
- **Shower Doors**: Shower doors shall open outward and provide a 22 inch unobstructed opening width. [CPC 408.5]
- **Backing Board Materials**: Shower and tub/shower walls shall be provided with a moisture resistant underlayment (e.g., fiber-cement backer board, fiber-reinforced gypsum panel, glass mat gypsum backing panel, or fiber mat reinforced cementitious backer units) and a non-absorbent finish surface to a minimum height of 72 inches above the floor. [CRC R307.2, R702.4]
- **Water Conserving Plumbing Fixtures:**
  - ✓ Maximum flow rate for water closets is 1.28 gallons per flush. [CPC 411.2/CGBC 4.303.1]
  - ✓ Maximum flow rate for showerheads is 1.8 gallons per minute. For multiple showerheads serving one shower, the combined flow rate of all showerheads and/ or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 pounds per square inch, or the shower shall be designed to allow only one shower outlet to be in operation at a time. A handheld shower is considered a showerhead. [CPC 408.2/ CGBC 4.303.1]
  - ✓ Flow rate for lavatory faucets is 1.2 gallons per minute maximum and 0.8 gallons per minute minimum. [CPC 407.2.2/ CGBC 4.303.1]
  - ✓ A completed and signed certificate of compliance shall be provided to the Building Inspector.
- **Residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval. [CPC 401.3/Civil Code 1101.1]**
- Shower and tub/shower control valves shall be pressure balancing/thermostatic. These valves shall be installed at the point of use. [CPC 408.3]

PLUMBING BUILDING CODE REQUIREMENTS

- Minimum interior shower size is 1024 square inches (must encompasses a 30” circle). [CPC 408.6]
- Fixtures shall be set level and in proper alignment with reference to adjacent walls. No water closet or bidet shall be set neither closer than 15” from its center to a side wall or obstruction nor closer than 30” center to center to a similar fixture. The clear space in front of a water closet, lavatory or bidet shall be not less than 24”. [CPC 402.5] No Urinal shall be set closer than 12” from its center to the side wall or partition nor closer than 24” center to center.
- The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120°F. The water heater thermostat shall not be considered a control for meeting this provision. [CPC 409.4]
- Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such surfaces shall extend to a height of not less than 6 feet above the floor. [CRC R307.2]
- Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does no discharge directly at the entrance to the compartment so that the bather can adjust the valves before stepping into the shower spray. [CPC 408.9]
- A water supply riser from the shower valve to the showerhead outlet, whether exposed or not, shall be securely attached to the structure. [CPC 408.10]

WHIRLPOOL / SPA TUBS

- Bathtubs and whirlpool bathtubs shall comply with ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1,A112.19.3/CSA B45.4, CSA B45.5/IAPMO Z124, or CSA B45.12/IAPMO Z402. Whirlpool bathtubs shall comply with ASME A112.19.7/CSA B45.10. Pressure sealed doors within a bathtub or whirlpool bathtub enclosure shall comply with ASME A112.19.15. [CPC 409.1]
- Bathtubs and whirlpool bathtubs shall have a waste outlet and fixture tailpiece not less than 1 ½ inches in diameter. Fixture tailpieces shall be constructed from the materials specified in Section 701.2 for drainage piping. Waste outlets shall be provided with an approved stopper or strainer. [CPC 409.2]
- The water supply to a bathtub and whirlpool bathtub filler valve shall be protected by an air gap or in accordance with Section 417.0. & 409.5 CPC.
- Bathtubs and whirlpool bathtubs shall be installed in accordance with the manufacturer's installation instructions. Access openings shall be of size and opening to permit the removal and replacement of the circulation pump. [CPC 409.6]

BIDETS

- Bidets shall comply with the ASME A112.19.2/CSA B45.1 or ASME A112.19.3/CSA B45.4. [CPC 410.1]
- The water supply to the bidet shall be protected by an air gap or in accordance with Section 603.3.2, Section 603.3.5, or Section 603.3.6. [CPC 410.2]
- The maximum hot water temperature discharging from a bidet shall be limited to 110°F (43°C) by a device that is in accordance with ASSE 1070/ASME A 112.1070/CSA B 125.70. Water heater thermostats shall not be considered a control for meeting this provision [CPC 410.3]

ELECTRICAL BUILDING CODE REQUIREMENTS

- All 125-volt, single-phase, 15- and 20- ampere receptacles installed in bathrooms shall have ground-fault circuit-interrupter protection for personnel. [CEC 210.8(A)(1)]
- In addition to the number of branch circuits required by other parts of this section, at least one 120-volt, 20-ampere branch circuit shall be provided to supply the bathroom's receptacle outlets or provide a dedicated 20-amp circuit for each individual bathroom being altered. Bathroom lighting shall not be on an outlet circuit. [CEC 210.11(C)3]

  Exception: 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 21 0.23(A)(1) and (A)(2)
- Receptacles cannot be more than 20" above counter. Receptacles cannot be more than 6" back from front edge of countertop. [CEC 210.52(D)]
- Receptacle outlet assemblies listed for use in countertops shall be permitted to be installed in the countertop. [CEC 210.52(D)]
- At least one wall switch-controlled lighting outlet shall be installed in every habitable room and bathroom. [CEC 210.70(A)(1)]
- Ground-fault circuit-interrupter protection for personnel shall be provided for cables installed in electrically heated floors of bathrooms and in hydromassage bathtub locations. [CEC 424.44(G)]
- Luminaires, switches, receptacles, and other electrical equipment located in the same room, and not directly associated with a hydromassage bathtub, shall be installed in accordance with the requirements of Chapters 1 through 4 in this Code covering the installation of that equipment in bathrooms. [CEC 680.72]
- At least one receptacle outlet shall be provided within 3 feet of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin, or on the side or face of the basin cabinet not more than 12 inches below the counter top. [CEC 210.52(D)]
- All receptacle outlets in the remodeled bathroom(s) and in laundry area shall be GFCI protected. Ground fault circuit interrupters shall be located in a readily accessible location. [CEC 210.8(A)]
- Receptacles are installed within 6 feet of the outside edge of a sink, bathtub or shower stall shall be GFCI protected. [CEC 210.8(A)]
- All added/replaced receptacles shall be listed tamper-resistant [CEC 406.12]

LIGHTING REQUIREMENTS

- All installed luminaries shall be high efficacy. [CEnC 150.0(k)1A and Table 150.0-A]
- In bathrooms and laundry rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. [CEnC 150.0 (k)2I]
- Luminaries recessed into insulated ceilings: (a) shall be listed for zero clearance insulation cover (IC rated); (b) shall include a label certifying air tight (AT) with air leakage less than 2.0 CFM at 75 pascals; (c) shall be sealed with a gasket or caulk between the luminary housing and ceiling; (d) if recessed lights are equipped with ballasts, shall allow ballast maintenance and replacement without requiring cutting of holes in the ceiling; and (e) shall not contain screw base sockets. [CEnC 150.0(k)1C].
- All luminaries installed in damp locations shall be marked "Suitable for Wet Locations" or "Suitable for Damp Locations". [CEC 410.10 (D)]

MECHANICAL / VENTING BUILDING CODE REQUIREMENTS

- Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated and shall comply with the following: [CRC R303.3, CEnC 150.0(o) and CGBSC 4.506.1]
  - ✓ Fans shall be Energy Star compliant and ducted to terminate outside the building.
  - ✓ Bathroom exhaust fan(s) must be controlled by a humidity control which shall be readily accessible unless functioning as a component of a whole house ventilation system.
  - ✓ A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built in).

    NOTE: Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. [CMC 402.5; CGBSC 4.506.1]
  - ✓ Exhaust fans shall be switched separately from lighting system. [CEnC 150.0(k)2G]
- Toilet rooms, which are not equipped with a window that provides a ventilation opening of at least 1.5 square feet, shall be provided with mechanical ventilation with an exhaust capacity of at least 50 cubic feet per minute. [CRC R303.3]
- Termination of all environmental air ducts (e.g., bath fan, dryer vent, etc.) shall be at least 3 feet from a property line and from openings into the building, and 10 feet from a forced air inlet. [CMC 502.2.1]
- Except where a whole house energy recovery system is used, a mechanical exhaust fan vented to the outdoors shall be provided in each room containing a bathtub, shower, or tub/shower combination. The ventilation rate shall be not less than 50 cfm intermittent operation and 20 cfm for continuous operation. Fans shall comply with the Energy Star Program. [CMC Appendix E 605.2]

GLAZING & WET SURFACE CODE REQUIREMENTS

- Safety glazing shall be provided in walls or enclosures containing bathtubs or showers, or facing tubs where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. 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 or whirlpool. [CRC R308.4.5]

BUILDING ENVELOPE MODIFICATION CODE REQUIREMENTS

- Exterior wall, floor and roof framing spaces opened up during the course of remodel shall be insulated. R-13 (2x4 wall), R-19 (2x6 wall), R-19 (floor), R-22 (attic roof), and R-19 cathedral ceiling) insulation. [CEnC 150.0(a)(c)(d)]

WINDOW REPLACEMENT REQUIREMENTS

- Window Modifications: Replacement and new windows shall have a U-factor equal to 0.32 or lower. Exceptions: Replacement skylights, or new skylights up to 16 SQ FT, may have a U-factor of 0.55. When 75 SQ FT or less of fenestration is replaced windows may have a U-factor of 0.40. [CEnC 150.2(b)1]
- Additional Energy, Very High Fire Severity Zone, and Code requirements are specified in the **Residential Window Replacement Handout**. **Please review the complete window and door requirements and include the Door/Window Schedule Information Form with your application submission.**

SMOKE ALARM BUILDING CODE REQUIREMENTS

- Dwellings are to be equipped with smoke alarms installed in the following locations: [CRC 314.3]
  - ✓ In each existing sleeping room
  - ✓ Outside each separate sleeping area in the immediate vicinity of the bedrooms.
  - ✓ On each story including basements and habitable attics but not including crawl spaces and uninhabitable attics.
  - ✓ Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a required smoke alarm.
  - ✓ In a hallway serving bedrooms, and in a room open to the hallway, where the ceiling height if the room open to the hallway exceeds that of the hallway by 24 inches or more.

ALARM INTERCONNECTION & POWER CODE REQUIREMENTS

- Smoke and carbon monoxide alarms are required to be interconnected such that activation of one alarm will activate all of the alarms and shall receive their primary power from the building wiring. Exception: Where repairs or alterations to existing buildings do not result in the removal of wall and ceiling finishes and there is no access by means of attic, basement or crawl space. [CRC R314 and R315]