



City of Los Altos Building Division

Bathroom Remodel/Upgrades

Telephone: (650) 947-2752 Inspection Line: (650) 947-2754

Permitting and Submittal Hours:

M-W-TH- 7:30 – 11:30a.m. & 1:00 – 4:00p.m.

T - 8:30 – 11:30a.m. & 1:00 – 4:00p.m.

F - 7:30 – 11:30a.m. & 1:00 – 3:00p.m.

Closed every other Friday

Prior to approval and issuance of a building permit for a bathroom remodel, the applicant will submit (3) three sets of plans, which are drawn to scale (or fully dimensioned), legible, and include the following information:

- 1. Project Information:** (a) project address (b) owner's name, address, phone number (c) scope of work statement (d) sheet index indicating each sheet title and number (f) legend for symbols, abbreviations and notations used in the drawing.
- 2. Existing Floor Plan** for the room or floor where the remodeled bathroom or new bathroom is located. Specify the use of all rooms and areas affected. If wall location/modifications are proposed, indicate walls that are bearing supporting floor, roof, and/or ceiling loads.
- 3. Proposed Floor Plan** showing layout of bathroom including the proposed cabinetry, countertops, plumbing fixtures, etc. including a legend or plan notes describing construction elements. The following should be indicated on the floor plan:
 - A. Specify Water closet clearances. Required clearances are 24" in front and 15" from centerline to wall or cabinet. (30" total) (CPC Sec. 402.5)
 - B. New or altered shower compartments shall have a minimum finished dam, curb, or threshold not less than 2 inches or exceeding 9 inches in depth, with an interior of 1,024 square inches and shall also be capable of encompassing a 30-inch diameter circle measured to the center of the threshold. (CPC Sec.408.6).
 1. Shower entrance shall be provided with a minimum of 22" clear opening and, if featured with a door shall be sliding or outward swing.
 2. Any glazing within 60" radius of tub/shower enclosures shall be tempered safety glass (bathrooms inclusive of showers shall have all glazing tempered safety glass)
 3. Showers and tub/shower combinations shall be equipped with a pressure/balance thermostatic mixing valve. Max flow of any shower heads or handheld outlets controlled by diverter valve shall be 2.00 G.P.M. combined.
 4. All outlets and switches within 6' shall be GFCI protected. C.E.C. section 210.8(A)(9). No outlets or switches allowed in tub/shower boundaries.

CURBLESS SHOWERS

5. Curbless showers shall be shown with a lineal drain at shower entrance in addition to the required primary drain, both drains individually trapped and vented.

- 6. Curbless shower enclosures may be recessed into floor framing or slab to accommodate a smooth seamless finished floor approach. Shower waterproofing liner shall accomplish a slope of ¼” minimum. Finish floor shall achieve a minimum ¼” and ½” maximum slope to drain throughout. Waterproofing entire bathroom floor is recommended beyond shower enclosure
(See Attached Illustrated Handout).

4. Construction Details for any new/reframed, interior/exterior, walls/openings, headers/posts, etc. Design calculations may be required depending on the complexity of the alteration and structural conditions. All construction must comply with the 2016 CRC, CEC, CPC, CMC

5. Mechanical and Electrical Plan (may be combined with the floor plan) addressing the following requirements:

- a. Mechanical ventilation (bath fan) shall be provided. GFCI protected is required if located within tub/shower enclosure. (CMC 402.5)
- b. Specify 20-amp dedicated circuit for bathroom receptacle outlets **OR** provide a dedicated 20-amp circuit for each individual bathroom being altered or added. Note: bath lighting shall not be on an outlet circuit. (CEC Art. 210.11(C)(3)). Note: See Exceptions in code.
- c. Indicate at least one receptacle outlet within 3 ft 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 countertop. (CEC Art. 210.52(D)).
- d. Specify GFCI protected outlets for all bathroom receptacles. (CEC Art. 210.8(A)).
- e. Specify that all added/replaced 125-volt, 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles.
- f. All new bathroom light fixtures shall be high efficacy (i.e., fluorescent, LED, etc.). If screw based luminaires will be installed, specify that the lamps shall be marked “JA8- 2016” or “JA8-2016-E”. All screw based luminaires shall be controlled by manual-on vacancy sensors. Low efficacy lighting (i.e. halogen, incandescent, etc.) is not allowed. [Energy 150.0(k)1.G & 150.0(k)2.K].

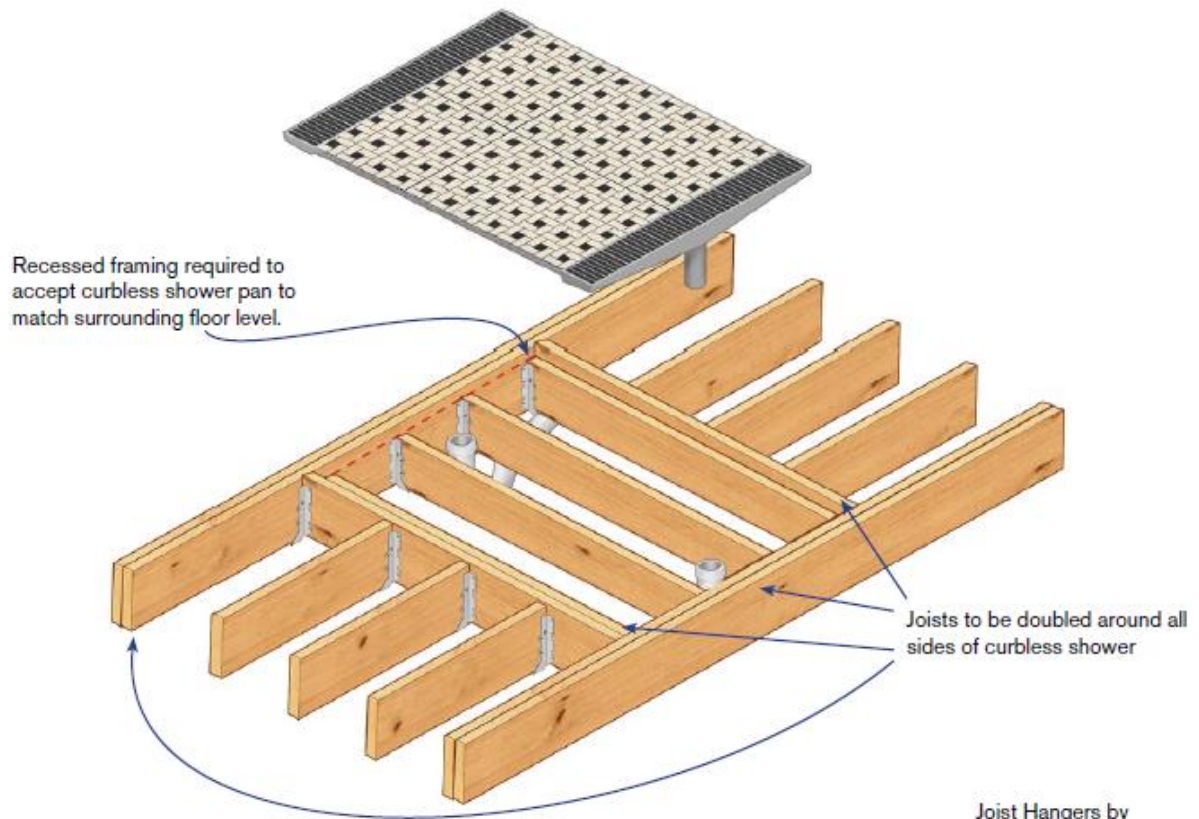
Water Efficient Plumbing Fixtures (California Civil Code 1101.4(a))

Residential property built and available for use or occupancy on or before January 1, 1994, be equipped with water-conserving plumbing fixtures. On or before January 1, 2017, noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow-rates)
Water Closet (Toilet)	1.28 gpf
Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm



Curbless Shower – Recessed Framing



Curbless Shower Framing

Joist Hangers by

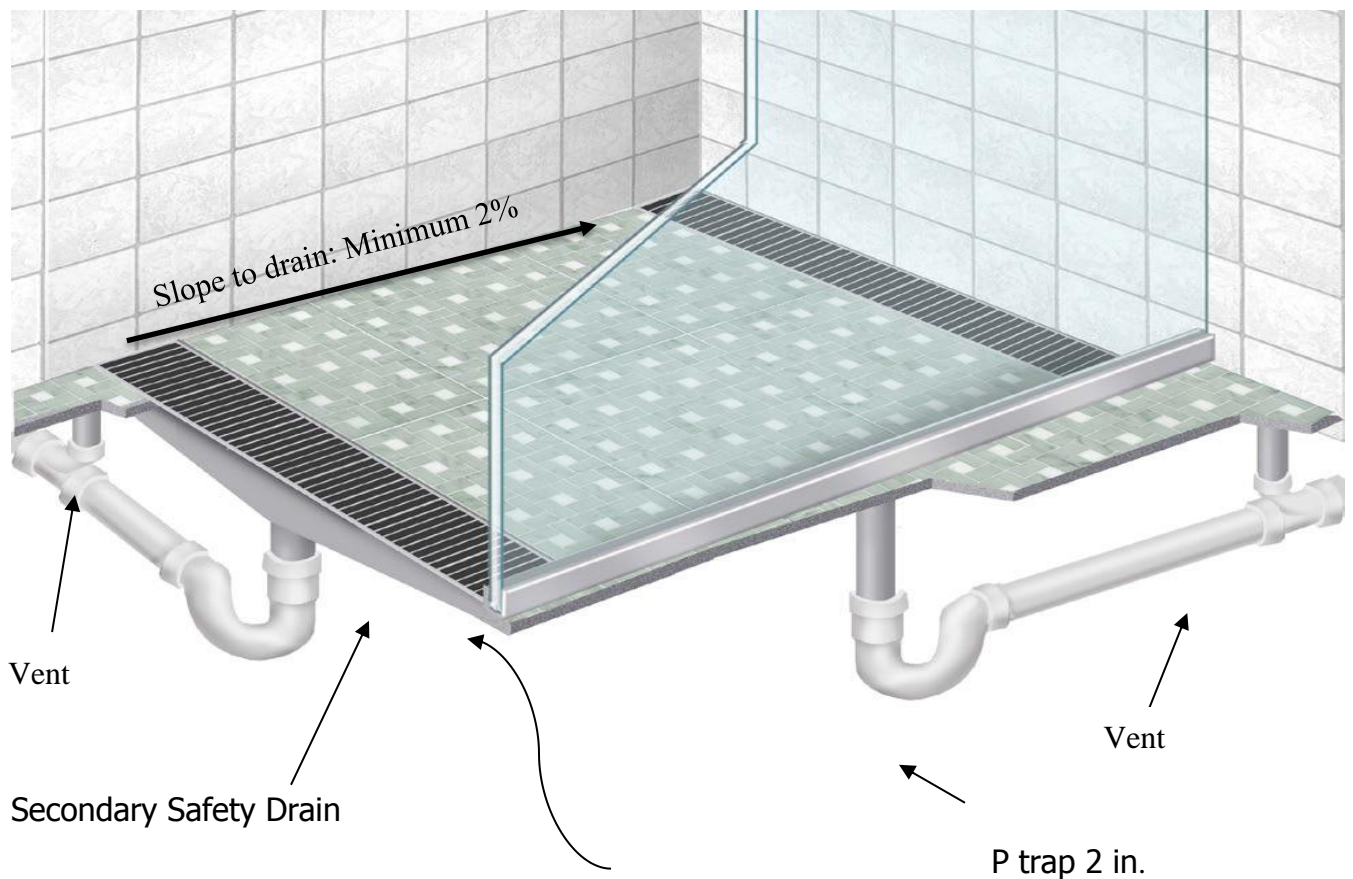


[click here](#)



Secondary Safety Drain

Curbless Shower



Glass (or shower) wall shall extend
From the edge of the drain to the backwall and 70 inches
above the lowest (safety) drain