



**CITY OF DANA POINT**  
COMMUNITY DEVELOPMENT, BUILDING AND SAFETY

**DESIGN REQUIREMENTS FOR  
RESIDENTIAL BATHROOM ALTERATIONS**



33282 Golden Lantern, Suite 209  
Dana Point, CA 92629  
(949) 248-3564  
[www.danapoint.org](http://www.danapoint.org)

## INTRODUCTION

Bathroom alterations and renovations generally require a Building Permit. The following information can be used as a guideline for the bathroom requirements.

A bathroom renovation includes the removal and/or relocation of vanity cabinets, sinks, tub & showers, replacement/changes to the lighting or removal & replacement of the wall board.



Typical bathroom renovation.



Typical bathroom renovation requiring the complete electrical and mechanical upgrades.

The replacement of the towel bars, mirrors, paint, floor coverings, etc. is considered maintenance and no permit is required for these items.

The City of Dana Point requires, at a minimum, a floor plan depicting the layout of the alteration/renovation. The minimum size is 11" x 17". A sample plan and graph style work sheet is available for homeowner/builder use. The following details the minimum requirements of the bathroom electrical, mechanical and plumbing systems and may be attached to your plan as general compliance notes:

## CODES

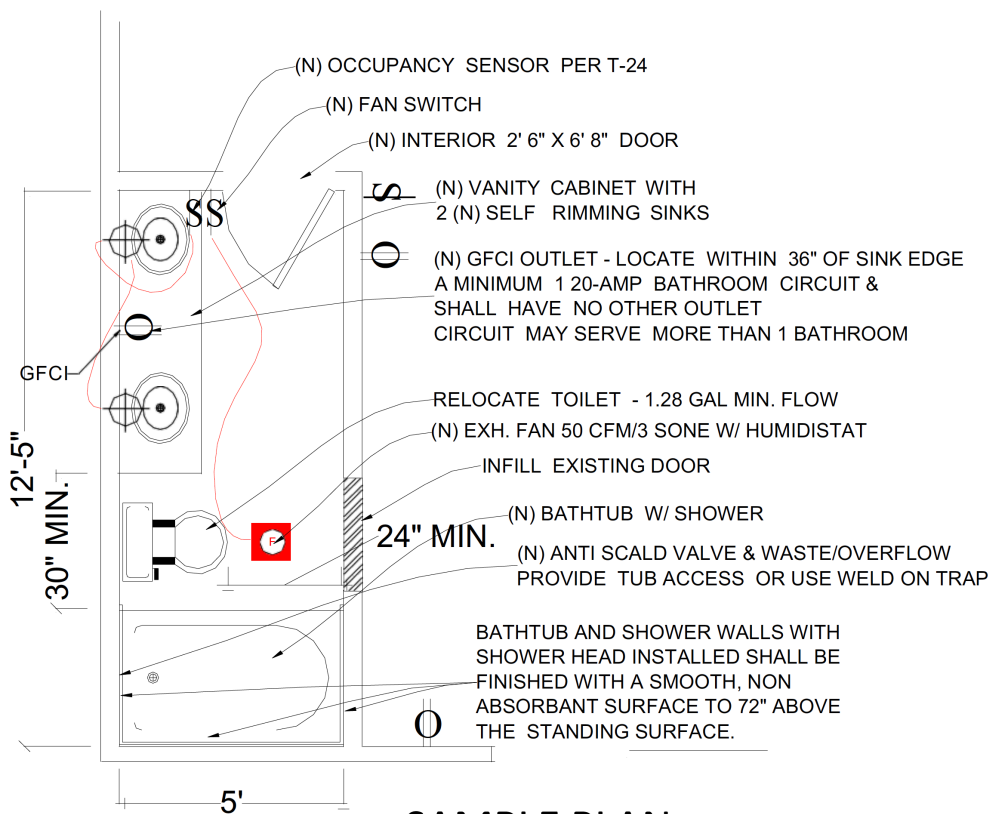
Bathroom alterations and renovations require compliance with the:

- 2022 California Residential Code (CRC)
- 2022 California Plumbing Code (CPC)
- 2022 California Mechanical Code (CMC)
- 2022 California Electric Code (CEC)
- 2022 California Energy Code
- 2022 California Green Building Standards (CGBS)
- and City of Dana Point Local Ordinances.

## SMOKE / CARBON MONOXIDE ALARMS

Bathroom renovations (projects over \$1,000) will require the smoke and carbon monoxide alarms for the dwelling to meet the current code (CRC sections R314 and R315).

- Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
- Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
- In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
- Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R3315 and be listed by the office of the state fire marshal.



**SAMPLE PLAN**

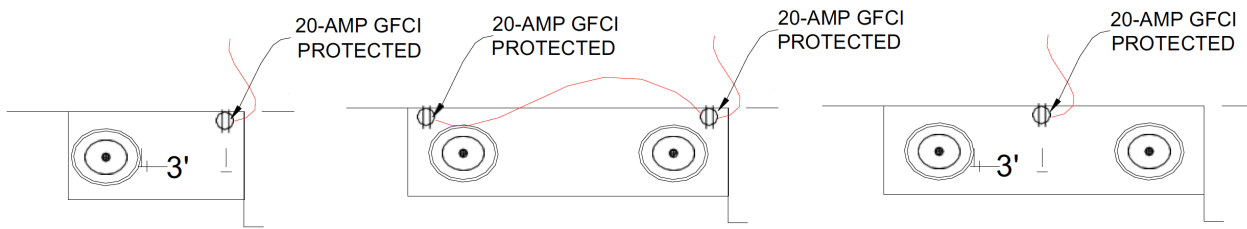
## ELECTRICAL

Alteration and/or renovation of the bathroom trigger the upgrade to current electrical code compliance consisting of the following:

- Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop. For a double sink configuration, a single duplex outlet, located between the sinks will supply both sinks provided the 36" maximum distance is provided (CEC210.52(D)).

- A minimum of (1) 20 amp branch circuit is required for bathrooms. Such circuits shall have no other outlets. This circuit may serve more than one bathroom (CEC 210.11(c)(3)).

1 - 20 AMP BRANCH CIRCUIT. CIRCUIT SHALL HAVE NO OTHER OUTLETS. MAY SERVE MORE THAN ONE BATHROOM

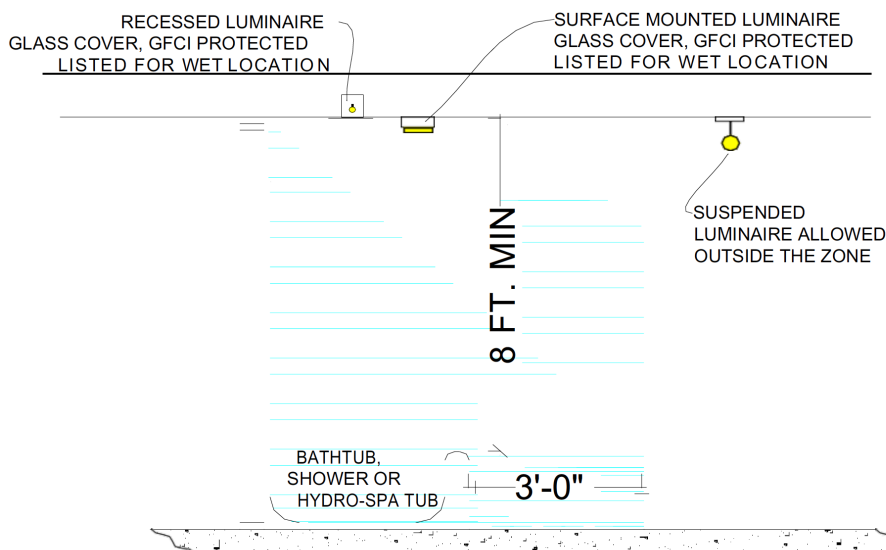


**RECEPTACLE WITHIN 36"**  
1 DEVICE - 1 SINK

**RECEPTACLE WITHIN 36"**  
1 DEVICE FOR EACH SINK

**RECEPTACLE WITHIN 36"**  
1 DEVICE USED FOR BOTH SINKS

- No cord connected or hanging pendant, track light or suspended ceiling fan fixtures in zone 3' away from the edge of the tub/shower and/or 8' above the bathtub or shower flood level. This is the Electrical Exclusion Zone. (CEC 410.10(D))



**DESIGNATED ZONE**

CHAIN, CABLE OR CORD SUSPENDED LUMINAIRES, CORD CONNECTED LUMINAIRES, TRACK LIGHTING, PENDANTS AND/OR CEILING-SUSPENDED FANS ARE NOT PERMITTED WITHIN THE ZONE

- Approved luminaires located within the actual outside dimensions of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as suitable for damp locations, provided with a solid lens and be GFCI protected.
- Bathroom lighting shall be high efficacy luminaires or controlled by a vacancy (occupancy) sensor certified to comply with section (150.0(k)2(E)). This is a manual on, auto off device approved by the energy commission. Automatic on/off or devices with an override switch position are not approved. High efficacy lighting, incandescent lighting and/or exhaust fans are required to be switched separately.
- Recessed luminaires installed in an insulated ceiling shall be IC (zero clearance) and AT (air tight) rated and shall be sealed and have a gasket between ceiling and housing. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units (CEC 410.116).

## MECHANICAL

Alteration and/or renovation of the bathroom trigger the upgrade to current mechanical codes compliance consisting of the following:

- A bath exhaust fan w/ back draft damper is required regardless of the presence of a window. Exhaust must vent to outdoors in an approved duct. The outlet must terminate a minimum of 3' from an opening (window) or property line. (CMC 402.5). A **minimum** rate of 50 cfm is required. Exhaust fan(s) shall meet the ASHRA standard 62.2. A **maximum** sound rating of 3 Sone is required.
- Bathroom exhaust fans shall be ENERGY STAR compliant and unless the bathroom exhaust fan is part of the Whole House Ventilation System, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between the relative humidity ranges of 50 to 80 percent. For the purpose of this section, a bathroom is a room that contains the bathing facilities. This includes a bathtub, shower, or tub/shower combination. Compliance may be accomplished by installation of a separate humidistat fan control (switch) or a control integral to the exhaustfan (CGBS4.506).

Alterations that do not replace or relocate the existing fan or when the ceiling finishes are not removed and/or there is no access available for the installation of an exhaust fan, may continue to use the existing exhaust fans provided they vent to the outside air. Bathrooms that do not include an existing fan must install a compliant fan at the time of the renovation (CGC 4.506).

In some cases, the design of the structure will not allow the installation of a duct, typically in a multi- family unit (condo). In these cases an exemption may be applied for using the residential Request for Modification application and approval is based on a review by the Building Official.

## PLUMBING

Alteration and/or renovation of the bathroom are required to meet the current plumbing codes. Although each project is unique, the basic requirements consist of the following:

- Shower and tub/shower control valves shall be pressure balancing/thermostatic (anti-scald) per CPC section 408.3
- Multiple showerheads serving one shower, the combined flow rate of all the showerheads shall not exceed 1.8 gpm @ 80psi (CGBS 4.303.1.3.2) or the shower shall be designed to allow only one showerhead to be in operation at a time. Control valves and shower heads shall be installed on the side wall or otherwise arranged so the shower head does not discharge directly at the entrance to the compartment and the bather can adjust the valves prior to stepping into the shower spray.
- Fixtures shall meet the following maximum flow rates set by the California Energy Commission:  
***Water Closets = 1.28 GPM - Shower Heads = 1.8 GPM - Sink Faucets = 1.2 GPM***
- The minimum shower size is 1024 square inches and contain an area providing a 30" circle per CPC section 408.6
- Stall shower door to open out a minimum of 22" wide opening (CPC408.5).
- Water closets (toilet) require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture per CPC section 402.5
- When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3" waste line. Installation of a 4<sup>th</sup> water closet will require installation and/or verification of an existing 4" line.
- The hot water valve shall be installed on the left side (CPC417.5).
- A minimum 12" x 12" access panel is required when a slip joint p-trap waste and overflow is provided. (CPC 402.10) The use of a Weld-On (glue) waste and overflow p-trap eliminates the access door requirement.

## SHOWER PAN

- Site built shower pans shall be of approved materials and constructed as to have a finished dam, curb or threshold that is not less than 1 inch lower than the sides and back. In no case shall the dam, curb or threshold be less than 2" or exceed 9" in depth when measured from the top of the dam, curb or threshold per CPC section 408.7
- Drywall green board shall not be used as a tile substrate in shower enclosures. Durock, Hardiebacker, or other approved materials shall be installed over a water barrier with approved fasteners.

## GLASS

- Where glass is provided, tempered glass is required at the tub/shower doors and at windows less than 60" from tub/shower drain (standing surface). Tempered glass must contain a permanent marking (bug) etched and visible on the glass (CRC 308.4.5).

## WHIRLPOOL/SPA

- Whirlpool (spa) bathtubs shall have a readily accessible access panel (CPC409.6).
- The circulation pump shall be located above the crown weir of the trap (CPC409.6).
- The pump and the circulation piping shall be self-draining to minimize water retention (CPC409.6).
- Suction fittings on whirlpool bathtubs shall comply with the manufacturer's specifications (CPC409.6).
- The maximum hot water temperature discharging from the bathtub filler is limited to 120° by a device that conforms to ASSE 1070 or CSA B125.3. The water heater thermostat shall not be considered a control for meeting this provision.
- Accessible disconnects and GFCI protection is required for the whirlpool (spa) pump, aerator, and heater (CEC 680.71).

## BIDETS

- Bidets require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture per CPC section 402.5
- The water supply shall be protected with an air gap or vacuum breaker (CPC410.2).
- The maximum hot water temperature discharging from a bidet is limited to 110° by a device that conforms to ASSE 1070 or CSA B125.3. The water heater thermostat shall not be considered a control for meeting this provision (CPC 410.3).

Additional information is available from the following sources:

- City of Dana Point, Building and Safety. [www.danapoint.org](http://www.danapoint.org)
- The California Building Code series is available for review at the City of Dana Point, Building & Safety counter.
- California Energy Commission [www.energy.ca.gov/title24](http://www.energy.ca.gov/title24)
- California Lighting Technology Center [www.cltc.ucdavis.edu](http://www.cltc.ucdavis.edu)
- Advanced lighting Guidelines [www.newbuildings.org/lighting](http://www.newbuildings.org/lighting)
- California Association of Building Energy Consultants [www.cabec.org/abouttitle24.php](http://www.cabec.org/abouttitle24.php)
- Energy Star [www.energystar.gov](http://www.energystar.gov)
- Energy Videos available at [www.energyvideos.com](http://www.energyvideos.com)