



General Notes for Residential Bathroom Remodels 2022 California Codes

Town of Atherton
Building Department
80 Fair Oaks Ln
Atherton, California 94027
Phone: (650) 752-0560
Inspection requests:
(650) 752-0542

The following general requirements are based on the 2022 California Residential Code (CRC), 2022 California Electrical Code (CEC), and the 2022 California Energy Code (CalEC). Contact the Building Department at 650-752-0560 if you have any questions or need additional information, including requirements for new or altered plumbing (water, sewer, or gas lines) or mechanical (vent fan) equipment.

Construction Documents:

- Plans and [building permit application](#) are required for Bathroom remodels or upgrades. Submit all construction documents to the [building eplan submittal portal](#). On the first sheet of the plans provide a **complete narrative Scope of Work**. Include a **title block** that includes the **project address, name, address, and phone number** of the building owner and the **name, address, and phone number** of the person that prepared the drawings. If any structural work is proposed or required **structural plans and calculations** will be required

- **Electrical Requirements:**
 - A. Bathroom outlets must be provided with a minimum of one 20-amp circuit.
 - B. GFCI protection must be provided for all receptacle outlets. At least one outlet must be provided adjacent to each sink.
 - C. All new or replaced lights must either be high efficacy or must be controlled by a vacancy sensor.
 - D. With the adoption of the 2022 California Energy Code all luminaires in kitchens and bathrooms must be high efficacy. See the 2022 California Energy Code, Part 6 §150.0 for full details on Energy Code compliance.

- **Ventilation Requirements:**
 - A. Bath fans must be vented to the exterior of the building and must terminate at least 3 feet away from any air intake into the building.
 - B. New bathrooms require mechanical ventilation with a sound rating of 3 sones or less. Remote or in-line fans with a maximum of 4 feet of duct between the fan and the inlet do not need to meet this sound requirement.

- **Toilet Room Requirements:**
 - A. Toilet spaces must be at least 30" wide with at least 24" clear in front of the water closet.
 - B. All new water closets must be low-flow with a maximum of 1.28 gallons per flush.
 - C. The toilet base must be caulked to the finished floor.

- **Tub and Shower Requirements:**
 - A. Shower wall finishes, including tile or other impervious materials, must extend a minimum of 70" above the drain.
 - B. All shower compartments, regardless of shape, must have a minimum finished interior of 1,024 square inches and must be capable of encompassing a 30" circle.
 - C. Safety glazing is required for tub and shower enclosures, panels, and doors.
 - D. Base material beneath the shower pan must slope a minimum of ¼ inch per foot to a 2" drain.
 - E. Tub and shower mixing valves must be approved pressure-balanced or thermostatic mixing-type, adjusted to a maximum temperature of 120°F.

- **Smoke and Carbon Monoxide Alarms:**
 - A. Smoke alarms are required in all sleeping rooms. A carbon monoxide alarm must be installed within the bedroom when a fuel-burning appliance is located within the bedroom. Smoke alarms and carbon monoxide alarms are required outside each sleeping area in the immediate vicinity of the bedrooms. In addition, at least one smoke alarm and one carbon monoxide alarm is required on each floor level, including the basement level. California Residential Code §R314 and §R315.