CITY OF RANCHO PALOS VERDES
BUILDING & SAFETY DIVISION

Bathroom Requirements

Applicable Codes are the 2025 editions of the California Residential Code (CRC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Energy Code (CNC), and the California Green Building Standards Code (GRN).

Permits:

- A permit is required for kitchen, bathroom, and laundry remodels and alterations. The permit must be obtained prior to commencing work including demo.
  (Examples but not limited to replacement of cabinetry, countertops, or fixtures within these areas trigger the permitting requirements.)
- Non-structural remodels can be processed over the counter with the following documents: Permit application, and Floor Plans of the Existing and Proposed work area.
- Structural Remodels will be required to be submitted through our online plan check portal.

Inspections Needed:

* = Bathrooms only

• **Mechanical, Electrical, Plumbing Roughs:** While walls are still open & Any MEP work has been completed

• **Framing /Insulation:** When applicable

• **Drywall/ Interior Lath*/ Shower Pan*:** Drywall Nailing/ Screw pattern & Spacing, Backing & Waterproofing for Tile, Shower Pan is waterproofed

• **Final:** Smoke and carbon monoxide alarms, torque new breakers, and ground fault circuit interrupter (GFCI) test, All Fixtures installed.

BATHROOMS

Prohibited Items:

• Electrical Panels, Return-air plenums, Water Heater unless within closet, Furnace unless within closet.

Bathroom Plumbing, General:

• All domestic hot water lines shall be insulated (CPC 609.12.1)

• Newly installed plumbing fixtures shall be water-conserving in compliance with the California Plumbing Code and Green Building Standards. Water closets shall not exceed 1.28 gallons per flush, showerheads shall not exceed 1.8 GPM and new lavatory faucets shall not exceed 1.2 GPM at 60 PSI. [CPC 407.2, 408.2 & 411.2] All Existing plumbing fixtures not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Fixtures Replacement requirements.

Bathroom Plumbing, Toilets & Bidets:

• Toilets and bidets require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches of clearance from the front edge of the bowl [CPC 402.5]. The maximum flow rate is 1.28 GPF [CPC 411.2].

• Lavatory sinks require a minimum of 24 inches front clearance [CPC 402.5]

• All domestic hot water lines shall be insulated (CPC 609.12.1)

• The maximum water temperature to a shower or tub/shower combination is 120°F. The water heater thermostat cannot be used as the control for this temperature. Valves shall provide scald and thermal shock protection, and be pressure-balanced, thermostatic, or combination pressure

balanced/thermostatic mixing [CPC 408.3]. The inspector must be able to touch the shower valves from outside the shower enclosure at final inspection [CPC 408.10]

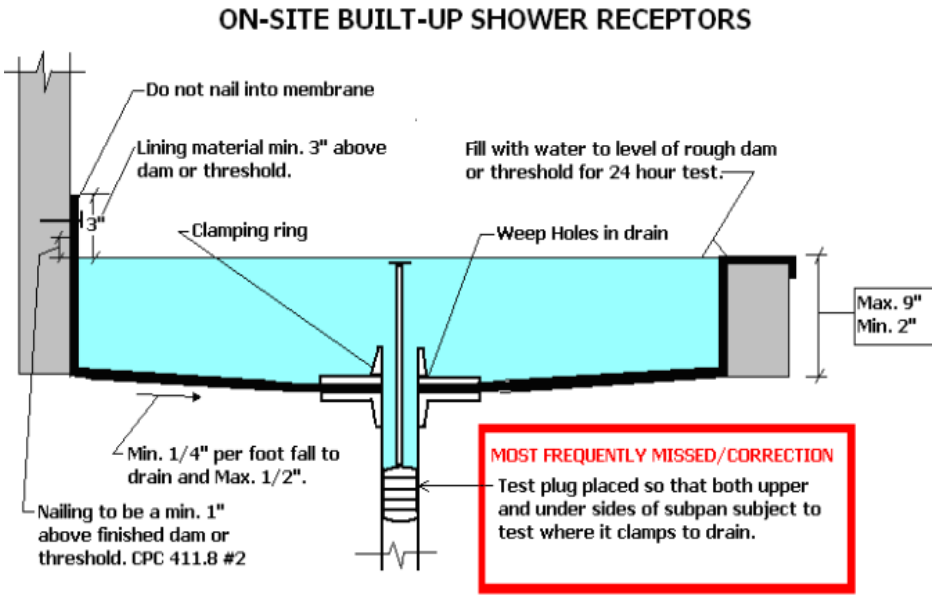
• Safety glass (tempered or laminated) is required for all glass shower doors and partitions and for windows in walls facing the tub or shower and located less than 60 inches above the standing surface of the tub/shower and within 60 inches horizontally [CRC R308.4.1&5].

• Showers require a minimum 2-inch drain and trap [CPC Table 702.1 foot note 2].

• Shower pan tests must have 2-inches of water sitting for at least 24 hours. The plug must be below shower fitting.

• All shower compartments shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30-inch diameter circle [CPC 408.7]. The curb may encroach on these size requirements. All surfaces shall be waterproof up to 72 inches above the drain inlet [CRC R307.2].

• Thresholds shall be of sufficient width to accommodate a minimum 22-inch clear egress opening from the shower [CPC 408.6].



• Curb less showers do not necessarily have a waterproofing extension requirement. However, ideally the waterproofing will extend to the entire bathroom. The next best would be 2-feet past the threshold edge.

Mechanical:

• Mechanical ventilation is required in all bathrooms with tubs or showers. The fan must move a minimum 50 CFM of air and be separately switched from the lighting. Fans that operate continuously can be 20 CFM. The duct must terminate on the exterior not less than 3 feet from openings into the building [CMC 502.2.1].

• Baths with no tub or shower (half baths) do not require mechanical ventilation if they are provided with a window at least 3 sq. ft., half of which is openable [CRC R303.3]

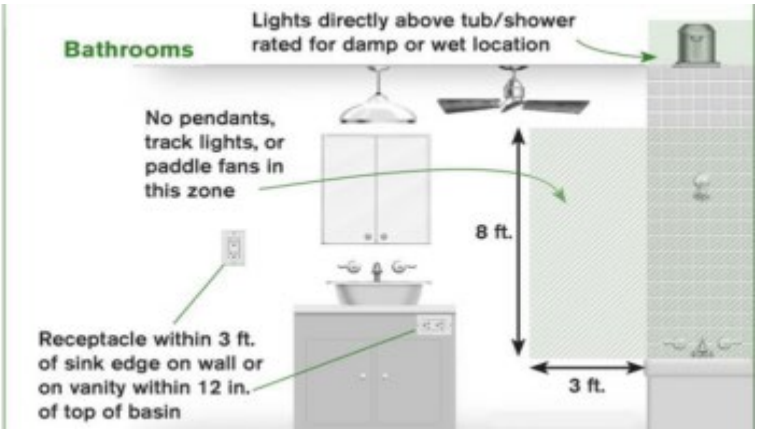
• Mechanical ventilation will be required in the bathroom per CBC 1203.4.2.1 and shall be separately switched and shall have a humidistat.

Tile & Backing:

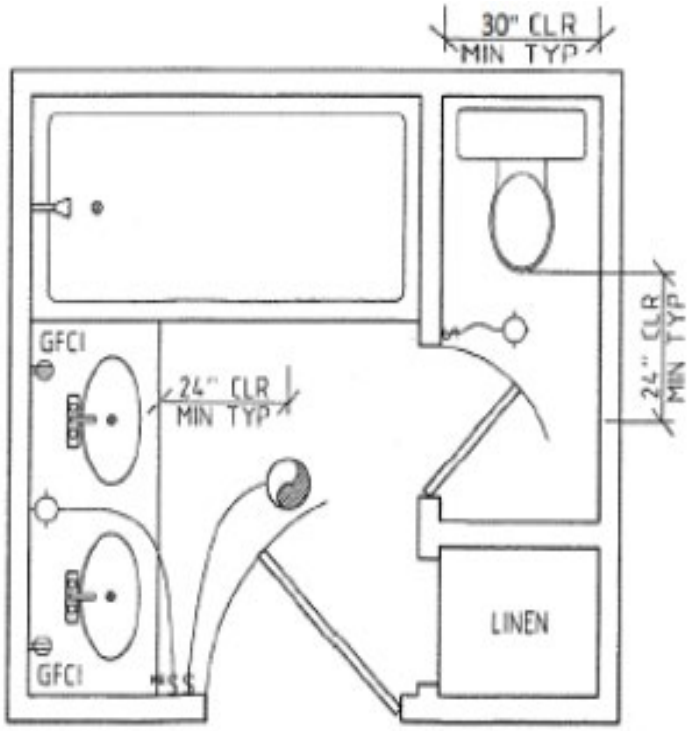
• Water-resistant gypsum board (purple board) **can** be used as a tile backer board in areas that are not subject to direct exposure to water or high humidity [CRC R702.3.7]. Examples would be a wall behind a toilet or above a vanity countertop. Purple board cannot be used in a shower for direct application of tile. Other acceptable materials for application of tile in showers include cement board, fiber-cement or glass mat gypsum backers [CRC R702.4.2].

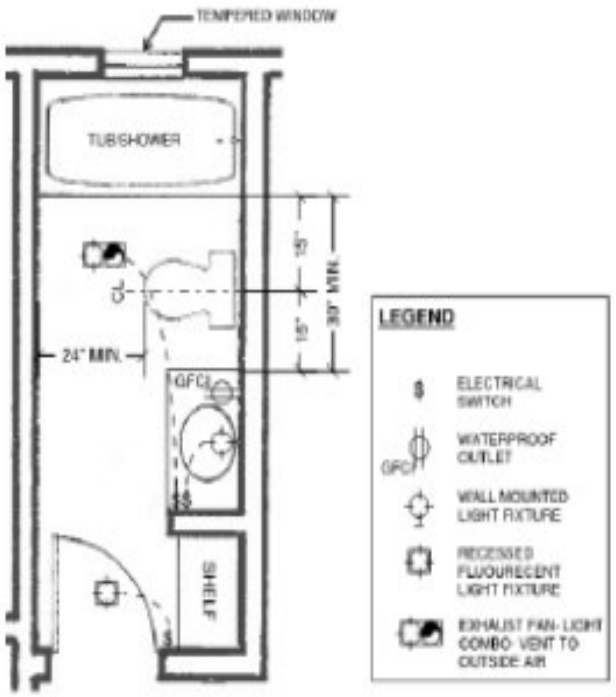
Bath Electrical:

• All installed lighting shall be high efficacy. Recessed lighting shall not contain screw-based bulbs. [CNC 150.0(k)1A]
• At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). [CNC 150.0(k)2A]
• Exhaust fans must be switched separate from lighting, with the exception that lighting integral to an exhaust fan can be on the same switch if the fan is controlled by a humidistat that continues its operation after the light is off.
• All receptacle outlets in bathrooms shall be GFCI protected. [CEC 210.8A1]
• All receptacle outlets in bathrooms shall be tamper resistant. [CEC 406.12A]
• When a bathtub or shower stall is in an area not technically considered a bathroom (by the definitions in the electrical code), receptacles within 6 ft. of the tub/shower stall must be GFCI protected. [CEC210.8A9]
• A receptacle outlet is required within 3 feet of each wash basin location. It may be on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin. [CEC 210.52D]
• Receptacles cannot be face-up in a vanity surface; listed pop-up receptacles are allowed. [CEC 406.5E & 210.52D]
• A minimum of one 20-amp circuit is required for the receptacles in the bathroom(s). This circuit can have no other outlets, including lights [CEC 210.11C3]. If a 20-amp circuit serves only one (1) bathroom, lights and fans can be on the same circuit with the receptacles in that bathroom. [CEC 210.11C3 exception]
• Hydro-massage tubs require an individual (dedicated) branch circuit and readily accessible GFCI protection [CEC 680.71]. An access door is required and must be large enough to remove the motor and pump. Cord-connected equipment must have the receptacle facing the opening and be no more than one foot behind the access hatch. [CEC 680.73]
• Recessed light fixtures in shower enclosures must be listed for a damp or wet location CEC 410.10(A)
• Pendant light fixtures, track lights, and paddle fans shall not be installed lower than 8 feet above the flood-level rim of a tub, including the area 3 feet past the edge of the tub CEC 410.10(D)(1). If located within the footprint of a bathtub/shower it shall be rated for wet/damp location. (CEC 410.10(D)(2)
• Switches and receptacles are not allowed in bathtub or shower spaces [CEC 404.4C & 406.9C].



EXAMPLE BATHROOM FLOOR PLAN:





BATHROOM REMODEL