



Applicable Codes are the 2022 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.

LAUNDRY ROOMS

Electrical:

- All new or altered lighting shall be high efficacy. [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)2AJ]
- All 125-volt receptacles in laundry areas GFCI protection, including the clothes washer receptacle. [CEC 210.8A10].
- Receptacle outlets shall be tamper-resistant except those within dedicated space for an appliance not easily moved from one place to another (behind clothes washer). [CEC 406.12A]
- A separate 20-amp circuit is required for the laundry equipment. The lights and other receptacles in the room cannot be on that circuit [CEC 210C2].
- All circuits supplying outlets or devices in the laundry area (including laundry areas in garages) must be AFCI protected [CEC210.12A]

Plumbing:

- Clothes washer standpipes must be 2-inch diameter. The weir of the trap must be roughed in 6 – 18 inches above the floor; the standpipe must be a minimum of 18 and a maximum of 30 inches above the trap [CPC 804.1].

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

- Washing machines must have both hot and cold-water supply lines (CPC 601.2).

- If the water pressure exceeds 80 psi, a pressure regulator must be installed (CPC § 608.2).

- Thermal expansion control is needed if a pressure regulator or check valve is installed (CPC § 608.3).

- If a laundry sink is installed, it must comply with: Minimum drain size: 1½ inches (CPC Table 702.1).

Trap & Venting: Must have a P-trap and a vent (CPC 1002.1).

Mechanical:

- Clothes dryers in closets require a minimum of 100 sq. in. of makeup air, which can be supplied by louvers or undercutting the door [CMC 504.4.1].

- Dryer ducts must be **smooth-walled** metal 4-inch diameter and not more than 14 feet in length, with an allowance of 2 90° bends in that 14 ft. Deduct 2 ft. for each additional 90° bend in excess of 2 [CMC 504.4.2.1].

- Ducts may not pass through plenums or be shared with other systems or vents. They cannot be connected with screws that penetrate the duct interior [CMC 504.4].

- Dryer ducts must terminate on the building exterior in a backdraft damper. Screens or louvers cannot be installed. These openings shall be at least 3' away from building openings [CMC 504.4].

- Flexible transition ducts (connectors) between the dryer and the metal duct are allowed in lengths up to 6 feet and cannot be concealed within construction [CMC 504.4.2.2 exception]. They must be UL listed and labeled (L&L) as dryer transition

