



# City of Mission Viejo

Community Development: Building Services Division  
 200 Civic Center  
 Mission Viejo, CA 92691  
 (949) 470-3054

## Residential Bathroom Remodels

A permit is required for bathroom remodels that include removal and replacement and/or relocation of showers, tubs or lavatories (sinks) or replacement/alteration to the electrical, & exhaust fan. A permit is not required for bathroom countertop replacement or re-facing of the existing cabinets. If a permit is required it must be obtained prior to the start of the remodel.

**This handout is for information and reference only, and is not a substitute for plans prepared for each project.**

The following is a list of the general requirements based on the 2019 California Electrical Code (CEC), 2019 California Residential Code (CRC), 2019 California Mechanical Code (CMC), and 2019 California Plumbing Code (CPC), 2019 California Energy Code (CEnc), 2019 California Green Building Standards Code (CalGreen) and the California Civil Code. Contact the Building & Safety Division for any questions or additional information, including requirements for new/altered plumbing (water, sewer, or gas lines) or mechanical (bathroom exhaust fan).



Type of Fixture	Non-Compliant Plumbing Fixture	Water-Conserving Plumbing Fixture [CalGreen 4.303]
Water Closet (Toilet)	More than 1.6 gallons/ flush	Required 1.28 gallons/ flush
Showerhead	More than 2.5 gallons/ minute	Required 1.8 gallons/ minute at 80 psi
Faucet-Bathroom	More than 2.2 gallons/ minute	Required 1.2 gallons/ minute at 60 psi

## **LIGHTING**

- No electrical fixtures within 3' horizontally and 8' above bathtub/shower. Recessed lighting at bath-tub/shower shall be suitable for damp locations and provided with a cover. CEC 410.10(D)
- Bathrooms lighting shall have at least one high efficacy luminaires or controlled by an occupancy sensor or vacancy sensor, it shall have a manual "On" switch. California Energy Code 150.0(k)2.1.
- Recessed luminaires shall be high efficacy and shall not be screw based. Luminaires installed in an insulated ceiling shall be I.C. (insulation contact) rated and AT (air tight) and shall be sealed and/or gasketed between ceiling and housing. CA Energy Code 150.0(k)1.C

## **MECHANICAL**

- Each bathroom shall be mechanically vented and be ENERGY STAR compliant. Controlled by a humidity control, capable of manual or automatically adjustment of relative humidity between  $\leq 50$  percent to a maximum of 80 percent. Exhaust fans shall be capable of providing a minimum of 50 cfm intermittently or 20 cfm continuous ventilation. CMC 402.5, CGBS 4.506.1., CRC 303.3
- Back draft dampers are required on bathroom ventilation fans, fans must vent through an approved duct and shall terminate 3' from an opening or 10 feet of property line. CMC 502.2.1

## **PLUMBING**

- Where two separate handles control the hot & cold water, the left-handed handle, when facing the fixture shall control the hot water. CPC 417.5
- Minimum shower dimensions 1024 square inches (30 inch circle). CPC 408.6
- Bathtub and shower floors and walls w/shower heads shall be finished with a nonabsorbent surface to a Min. Ht. 6' above the floor. CRC 307.2
- Shower stall door shall be a minimum 22" wide. CPC 408.5
- Shower head shall not discharge directly at the entrance of the shower. CPC 408.9
- Shower drain outlet shall be not less than 2" in diameter. CPC 408.4
- Water closets are required to be a minimum 15" from center to wall, 24" clear in front of water closet (toilet). CPC 402.5
- Maximum 3 water closets on a 3" main sewer drain. CPC Table 703.2
- Minimum 12"x12" minimum access to slip joint tub trap and whirlpool tub motor. CPC 402.10, 409.6

## **ELECTRICAL**

- A minimum of (1) 20 amp circuit is required for bathroom receptacles. CEC 210.11(C)3 This circuit shall not contain other outlets, except, where the 20-ampere circuit supplies a single bathroom, receptacles for other equipment within the same bathroom shall be permitted to be supplied in accordance with CEC 210.23 (A).
- At least one electrical outlet shall be installed within 3' of the outside edge of each bathroom sink basin and be located on wall or partition adjacent to the sink. In no case shall the receptacle be more than 12" below the countertop or sink basin. CEC 210.52(D)
- All bathroom outlets must be GFCI protected. CEC 210.8 (A)(1)

## **GLAZING IN HIGH HAZARD AREAS**

- Glazing in walls or enclosures containing bathtubs or showers where the bottom of the glazing is less than 60" above the walking surface shall be tempered and identification of tempered glazing shall be acid etched; laser etched or embossed. CRC 308.1, 308.4.5