



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

RESIDENTIAL BATHROOM REMODEL

A permit is required for bathroom remodels that include the removal & replacement and/or relocation of vanity cabinets, toilets, sink, tubs/showers, replacement/alteration to the electrical, or removal & replacement of the wallboard. A permit is not required for the replacement of the towel bars, mirrors, paint, and floor covers where no other work is included because they are considered to be maintenance items. If a permit is required, it must be obtained prior to the start of the remodel. ***This handout is for information & 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 **2025 California Residential Code (CRC)**, **2025 California Building Code (CBC)**, **2025 California Mechanical Code (CMC)**, **2025 California Electrical Code (CEC)**, **2025 California Plumbing Code (CPC)**, **2025 California Energy Code (CEnc)**, **2025 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**).

Safety Glazing (i.e., tempered) Windows in Bathrooms [CRC R308.4.5]

- Windows in any portion of a wall enclosing tubs and/or showers where the bottom edge of the glazing is less than **60"** above the standing surface.
- Windows within **60"** measured horizontally from water's edge of a bathtub or whirlpool tub or from edge of a shower and where the bottom edge of the glazing is less than **60"** above the walking surface.

Water Conserving Plumbing Fixtures, On and After January 1, 2014 [California Civil Code 1101.4(a)] The California Civil Code requires that all existing non-compliant plumbing fixtures (**based on water efficiency**) throughout the house be upgraded whenever a building permit is issued for remodeling improvements even if the fixtures are not within the scope of work. ***Residential buildings constructed and available for use that are registered as a historical site, certified that installation of water-conserving plumbing fixtures as not technically feasible or water service permanently disconnected on or before January 1, 1994, are exempt from this requirement (§1101.1(g) and 1101.7).*** The following table shows the fixtures that are considered to be non-complaint and the type of water-conserving plumbing fixture that should be installed:

Type of Fixture	Required Water-Conserving Plumbing Fixture (max. rate) [CalGreen 4.303]
Water Closet (Toilet)	1.28 gallons/flush
Urinal	.125 gallons/flush for wall mount; .50 for others
Showerhead	1.8 gallons/minute at 80 psi
Faucet - Bathroom	1.2 gallons/minute at 60 psi
Faucet - Kitchen	1.8 gallons/minute at 60 psi



PLAN CHECK SUBMITTAL CHECKLIST FOR INTERIOR RESIDENTIAL BATHROOM REMODELS TO EXISTING SPACE

Scope of Work:

- ☐ Where is the proposed work being done (*i.e. upstairs master bathroom, downstairs kitchen*)
- ☐ What is being replaced (*new sink, exhaust fan, etc.*)
- ☐ What existing items will remain (*shower, outlets, lights, switches, windows, door, etc.*)

Project Data:

- ☐ Address of Property
- ☐ Owner's name and contact telephone number.
- ☐ Construction type (*typically VB*)
- ☐ Occupancy class (*R-2 for multifamily, R-3 for single family*)
- ☐ Applicable codes (*2025 CRC, CBC, CEC, CPC, CMC, T-24, and local Ordinance No. 1011*)
- ☐ Automatic fire sprinkler status (*Yes or No*)

Plans:

- ☐ Floor Plan of entire floor level showing location of proposed work.
- ☐ Floor plan of the space where work is proposed, include the following:
 - ☐ All fixtures and counters. Label each as proposed, to be replaced, or existing to remain.
 - ☐ All existing and proposed doors and windows.
 - ☐ All existing and proposed GFI outlets, switches, lighting and sprinkler heads.
 - ☐ Per CRC 2025 Section R310.2.2, when alterations, repairs, or additions occur requiring a permit which exceeds **\$1,000**, smoke alarms shall be provided. They may be battery operated per **§R310.6** in the following locations per **§R310.3**:
 - Inside each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling unit, including basements and habitable attics and not including crawl spaces and uninhabitable attics.
 - Within the room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft.
 - Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
 - Smoke alarms shall be installed with **3'** of the horizontal path from the supply registers of an FAU or cooling system and not in the direct path of airflow.
 - Smoke alarms shall not be installed within **3'** horizontal path from the fan tip of a ceiling fan.



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- ☐ According to **CRC 2025 §R311.2.2**, all alterations, repairs or additions occur requiring a permit, not previously required to be provided with carbon monoxide alarms, new carbon monoxide alarms shall be installed. They may be battery operated **§R311.6** per in the following locations per **§R311.3**:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
 - On every level of a dwelling unit including basements.
 - Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
- ☐ Provide dimensions for the following:
- Width of door
 - Overall room dimensions
 - Show all existing or proposed windows.
 - Distance in front of the toilet



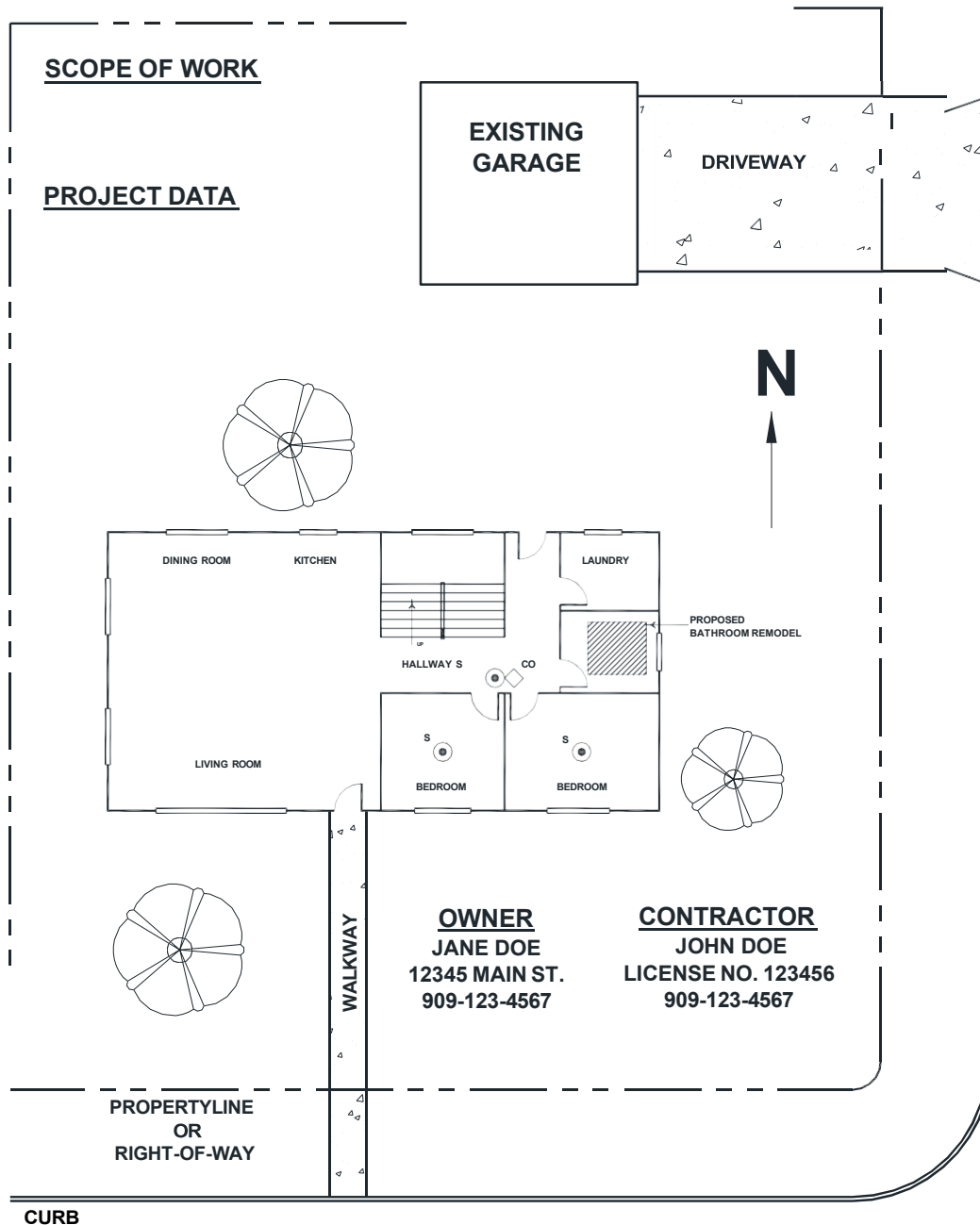
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SAMPLE SITE PLAN

Minimum Format:

- ☐ 1/8" letter height.
- ☐ Property lines and directional arrow.
- ☐ 8-1/2"x 11" paper size (no graph paper).
- ☐ Layout drawn with black or blue ink.
- ☐ Lines drawn with a straight edge.



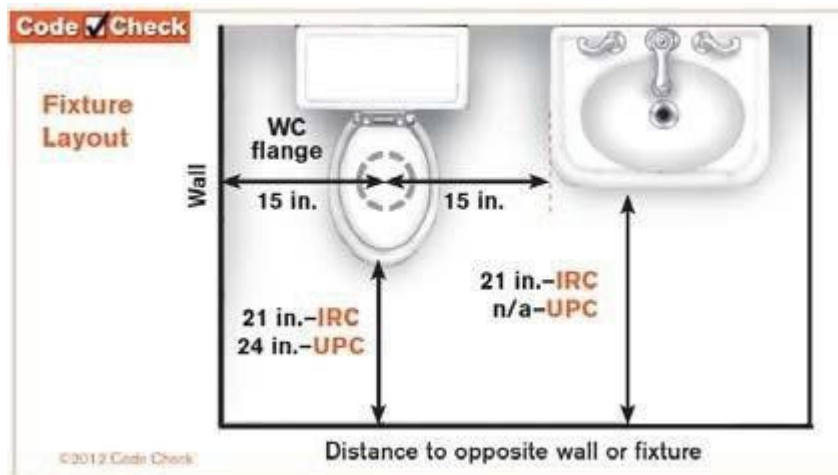


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Plumbing

- Toilet and/or Bidet require a total minimum **30"** clear space (**15" from centerline to each side**) and a minimum of **24"** clear space in front of the fixture. Urinals require a total minimum **24"** clear space (**12" from centerline to each side**). [CPC 402.5]



- When additional toilets (**water closets**) are installed, the total shall not exceed six (6) water closets on a **3"** waste line. [Table 703.2, Footnote 4]
- Provide safety glazing (**tempered**) glass for tub/shower enclosures & doors. [CRC R324.4.5]
- Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type conforming to **ASSE 1016 or ASME A112.18.1/CSA B125.1**. Handle positions shall be adjusted to deliver a maximum mixed water setting of 120° F. [CPC 408.4]
- The hot water valve shall be installed on the left side where two separate handles control are provided. [CPC 417.5]
- A minimum **12"x12"** access panel is required when a slip joint p-trap waste & overflow is provided for inspection & repair. [CPC 402.10]
- **Bidets**
 - The water supply to the bidet shall be protected by an air gap or vacuum breaker. [CPC 410.2, CPC 603.3.2, CPC 603.3.5, and CPC 603.3.6]
 - The maximum hot water temperature discharging from the bidet shall be limited to **110° F** by a device that is in accordance with **ASSE 1070 or CSA B125.3**. Water heater thermostats shall not be considered a control for meeting this provision. [410.3]

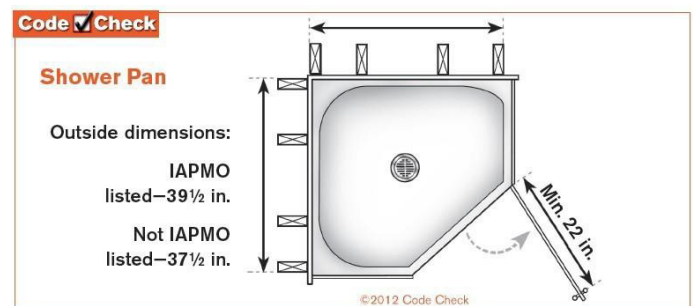
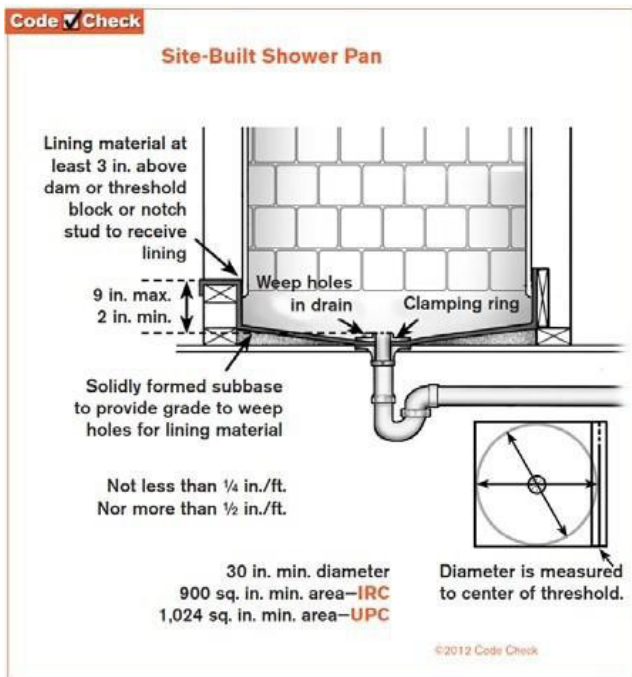


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• Showers

- Shower stalls shall have a minimum interior finished area of **1,024 sq.-in.** and be able to encompass a **30"** diameter circle. [**CPC 408.7**]
- Stall shower door to open out with a minimum **22"** wide opening. [**CPC 408.6**]
- Site built shower stalls shall be installed in accordance with **§CPC 408.8**



• Bathtubs & Whirlpool (Spa) Tubs

- Tubs shall have a readily accessible access panel of size to permit the removal and replacement of the circulation pump. [**CPC 409.6**]
- The circulation pump shall be located above the crown weir of the trap.
- The pump and circulation piping shall be self-draining to minimize water retention. Such fittings shall be listed in accordance with **ASME A112.19.7/CSAB45.10**.
- The maximum hot water temperature discharging from the tub shall be limited to **120° F** by a device that is in accordance with **ASSE 1070** or **CSA B125.3**. Water heater thermostats shall not be considered a control for meeting this provision. [**CPC 409.4**]

Electrical

- Provide a 20-amp GFCI protected receptacle within **36"** of the outside edge of each bathroom sink basin. [**CEC 210.52(D)**]
 - Receptacle shall be located on a wall or partition that is adjacent to the basin, on the countertop, or installed on the side or face of the basin cabinet not more than **12"** below the top of the basin.
 - All receptacles shall be tamper-resistant (**TR**). [**CEC 406.12**]



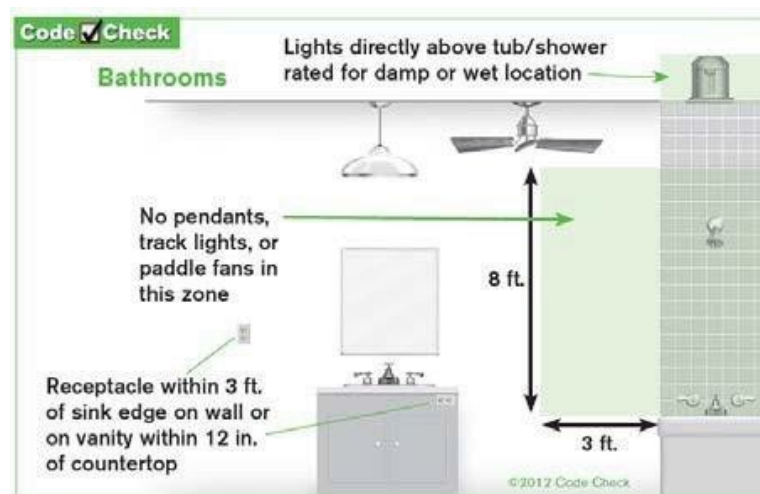
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- A minimum of one **120-V/20-amp** branch circuit is required for bathroom receptacle(s) required by **CEC 210.52(D)** and any countertop and similar work surface receptacle outlets. Such circuit shall have no other outlets. [**CEC 210.11(C)(3)**]
- All **125-V**, single-phase, **15-** and **20-amp** receptacles installed in bathrooms shall have GFCI protection. The GFCI shall be installed in a readily accessible location. [**CEC 210.8**]
- Receptacles are prohibited inside a tub/shower and within a zone 3-ft horizontally from the outside edge and 8-ft vertically from the rim. This restricted zone extends all the way to the floor outside the tub. [**CEC 406.9(C)**]

Bathroom Lighting Requirements [**CEnC 150.0(k)**]

- All installed luminaire (**lighting**) shall be high efficacy in accordance with **Table 150.0-A**. A minimum of one high efficacy luminaire shall be controlled by a vacancy sensor.
- Switches shall not be installed within tubs or shower spaces unless installed as part of a listed tub or shower assembly and within 3-ft of the perimeter of bathtubs or shower stalls. [**CEC 404.4(C)**]
- All recessed lighting shall be "**IC Rated and Airtight Certified**". [**CEnC 150.0(k)(C)**]
- No pendant lighting shall be located within a zone measured **3-ft** horizontally and **8-ft** vertically from the top of a bathtub rim or shower stall threshold. [**CEC 410.10(D)**]



- Luminaires located within the actual outside dimensions of the bathtub or shower to a height of **8-ft** vertically from the top of the tub rim and shower threshold shall be of enclosed & gasketed type listed for damp or wet locations and be GFCI protected. [**CEC 550.14(D)**, **CEC 551.53(B)**]
- For occupancies with a horizontal (**floor/ceiling assembly**) fire-rated separation, the recessed fixtures shall be protected to the same rating of the separation (**1-hour**) OR be listed for the required fire protection. This generally applies to residential condominium construction where units are above or below other units. [**CBC 714.5.2**]

Bathroom Exhaust

- Local exhaust system shall be installed in a bathroom containing a tub, shower, spa, or some other similar source of moisture and vented to the outdoors with a minimum exhaust rate of **50 cfm (20 cfm if continuous operation)**. A maximum of **3-sones** rating (**1 for continuous**) is required for the (**ENERGYSTAR**)



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exhaust fan. Fans must be controlled by a humidistat which shall be readily accessible and capable of adjustment between a relative humidity range of **50% to 80%**. [*CEnC 150(o)*, *ASHRAE std. 62.2*, *CalGreen 4.506.1*]

- Bathrooms that only have a toilet and sink do not require local exhaust if there is an (min. 3-sq-ft) operable window. [CRC R303.3] [CRC R325.2.1]
- Exhaust ducts shall terminate outside the building and be equipped with back-draft dampers. Dampers are not required when the exhaust fan operates continuously. Termination shall not be less than **3-ft** from a property line, **10-ft** from a forced air inlet, and **3-ft** from openings into the building. Ducts shall not discharge onto a public walkway. [*CMC 504.1*, *502.2.1*]



Smoke and Carbon Monoxide Alarms [*CRC R310*, *R311*]

- Smoke alarms shall be installed in each sleeping room, on the ceiling or wall outside each separate sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in habitable attics, in basements, and within the room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft. [*CRC R310.3*]
- Smoke alarms shall be listed and labeled in accordance with **UL 217** and installed in accordance with the provisions of **NFPA72**. Alarms shall be tested and maintained in accordance with the manufacturer's instructions. Alarms that no longer function must be replaced.
- Carbon monoxide alarms are not required if there is no fuel-burning appliances or fireplace in the unit and where the garage is detached from the unit. [*R311.2.1*]
- Carbon monoxide alarms shall be installed on the ceiling or wall (**above the door header**) outside each separate sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in basements, and in bedrooms where a fuel-burning appliance is located within the bedroom or its attached bathroom. [*CRC R311.3*]
- Carbon monoxide alarms (**including smoke & carbon monoxide combination alarms**) shall be listed and labeled in accordance with **UL 2034** (and **UL217** for **combo alarms**) and installed & maintained in accordance with **NFPA720** & **manufacturer's instructions**.
- In multi-family buildings, all required carbon monoxide alarms shall be equipped with the capability to support visible alarm notification in accordance with **NFPA 720**.



Energy (Title-24)

- All exterior walls exposed during construction shall be insulated with min. **R-15**. [**CEnC 150.2(b), 150.0(c)**]
- All roof/ceilings exposed during construction shall be insulated with min. **R-22** [**150.2(b), 150.0(a)1**]
- All accessible joints, penetrations, and other openings in the building envelope about the area of work shall be caulked, gasketed, weather stripped, or otherwise sealed. [**110.7**]

Green Building Standards

- Adhesives, sealants, caulks, paints, & coatings shall comply with the VOC limits. [**CalGreen 4.504.2.1 & 4.504.2.2**]
- Aerosol paints & coatings shall meet the Product-Weighted MIR Limits for ROC. [**4.504.2.3**]
- Minimum 80% of the installed resilient flooring shall comply with one or more certified products per **§4.504.4**.
- Interior use of hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the formaldehyde limits per **Table 4.504.5**.
- New framing shall not be enclosed when the framing members have a moisture content exceeding 19%. [**4.505.3**]

Permit Approval Requirements

- Submit your application online at the Online Permit Portal.
- Upload the following with your application:
 - Site Plan (**not required to be to scale**) to show the property lines at all sides, outline of the existing structures on the lot, location of the public streets, alleys, & easements, and north arrow. Approximately, identify/highlight the location of the area of work.
 - Floor Plan with dimensions about the remodeled area. Partial floor plan is allowed, but plan must show adjacent rooms/areas. Show all the proposed work on the plan.
 - If the bathroom layout is changed, then provide an existing floor plan and proposed floor plan. If walls are being demolished, then show the existing framing layout to determine if the wall is bearing or non-bearing. Engineering may be required if bearing.

Inspections

A minimum of two inspections are required for bathroom remodels. A rough electrical inspection should be scheduled after the electrical boxes are installed and before any devices are connected. Any other structural, mechanical, or plumbing alterations should also be scheduled for a rough inspection. The final inspection should be scheduled after all the work is completed.