CITY OF CYPRESS
Building Division
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RESIDENTIAL BATHROOM REMODEL/ALTERATION

ALL WORK SHALL REQUIRE COMPLIANCE WITH THE 2013 CBC, 2013 CRC, 2013 CEC, 2013 CPC, 2013 CMC AND 2013 ENERGY REGULATIONS TITLE 24

A permit is required to remodel/alter bathroom. This brochure is intended to provide general information, contact the Building Safety Division for any questions or additional information.

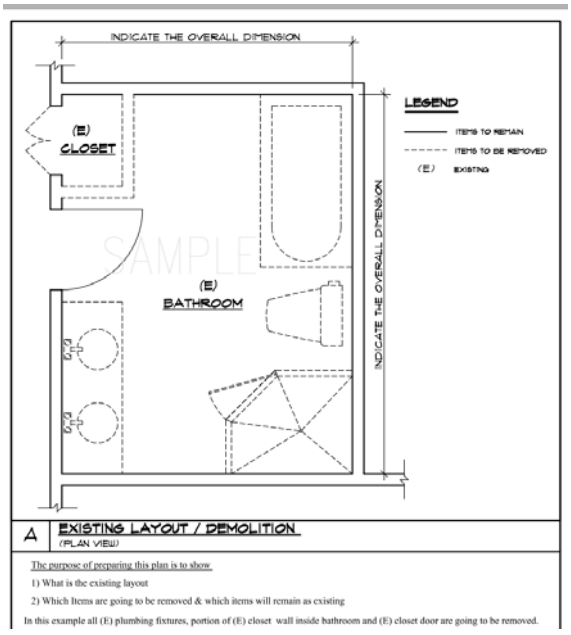
For One and Two Family Residences & Townhomes not exceeding 3 Stories

Requirements for Permit Submittal: ***Before approval and issuance of a building permit for bathroom remodel applicant shall submit three (2) sets of plans (minimum size 11"x17"), which are drawn to scale (or at the very minimum fully dimensioned), readable, legible, and include the following information:***

1. Cover Sheet including the following: (a) project address; (b) owner's name, address, phone number; (c) name, address and phone number of the person preparing the plans, (d) scope of work statement; (e) sheet index indicating each sheet title and number, (f) legend for symbols, abbreviations and notations used in the drawings.

2. Simple Site Plan must be submitted. Specify locations of any new exterior alterations (i.e., enlargement/addition of exterior windows, doors, skylights, fan/duct/vent terminations, etc.). On Site Plan please specify lot dimensions and clearly indicate the distances from the building to property lines. New or altered openings (windows, doors, fans/ducts/flues) shall comply with the requirements of CRC Tables R302.1(1) and R302.1(2) and will require structural review.

3. **Existing Floor Plan** for the floor/story where the remodeled bathroom is located. Specify the existing use of all rooms and areas. (Note: existing floor plan does not have to be to scale and is required for reference purposes only).



4. Minimum Ceiling height. Specify on floor plan in all habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. (CRC R305)

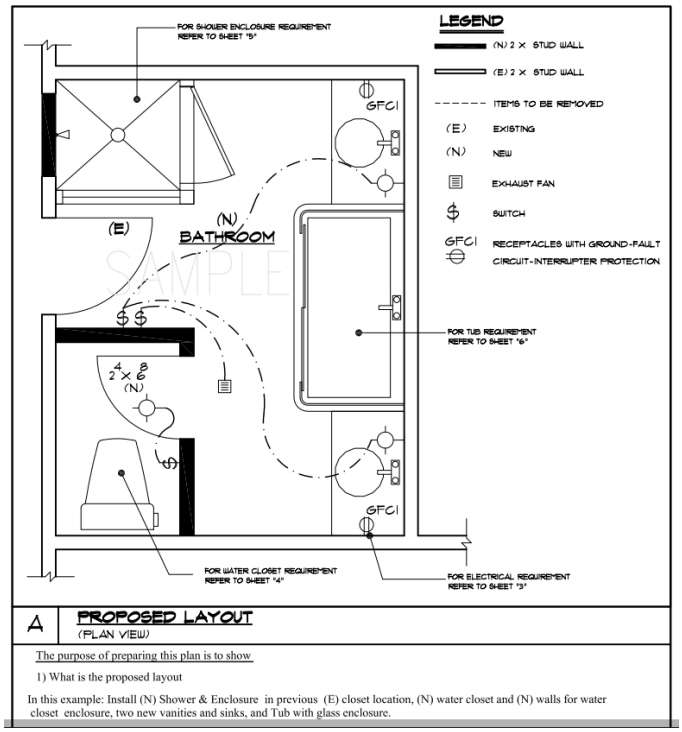
Exceptions:
1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet. |
2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.

5. **Proposed Bathroom Floor Plan** showing type and location of proposed counter-tops, plumbing fixtures (lavatory faucets 1.5 GPM), etc. The following should be indicated on the floor plan:

A. Include construction legend identifying and describing new work and clearly showing the difference between the existing and proposed conditions.

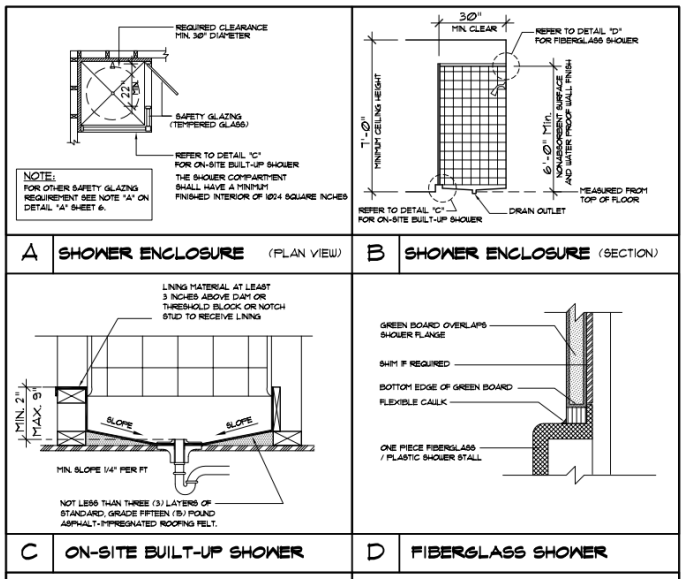
B. Dimension on the plans the 30-inch clear width for water closet (1.28 GPF) space and 24-inch clearance in front of the water closet bowl. (CPC 407.5)

C. Specify shower compartment shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30-inch diameter circle. The area and dimensions shall be maintained to a point of not less than seventy inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerhead (2.0 GPM), soap dishes, shelves and safety grab bars or rails. The minimum required area and dimensions shall be measured at a height equal to the top of threshold.



Exception: The minimum required area and dimension shall not apply for a shower receptor having overall dimensions of 30 inches in width and 60 inches (5 feet) in length. (CPC Sec. 411.7, and 411.7, Exception No. 2)

D. Thresholds shall be of sufficient width to accommodate a minimum 22” door. Shower doors shall open so as to maintain not less than a 22” unobstructed opening for egress (swing outward). (CPC Sec.411.7).



E. Specify shower and tub/shower walls shall be provided with a nonabsorbent surface to a height of 6’ above the floor. Specify that showers and tub/showers shall be provided with pressure-balance or thermostatic mixing valve controls. (CRC R307.2, CPC 418.0).

F. Exterior windows/doors added and/or replaced as part of the remodeling project shall be clearly identified on the plans and shall have a fenestration U-Factor of 0.32 or less and SHGC of .25 or less. Submit - **CF1R-ALT-01-E**

G. Specify safety glazing in walls enclosing tubs/showers where the bottom exposed edge of the glazing is less than 60” above a standing surface. (CRC R308.4.5, exception).

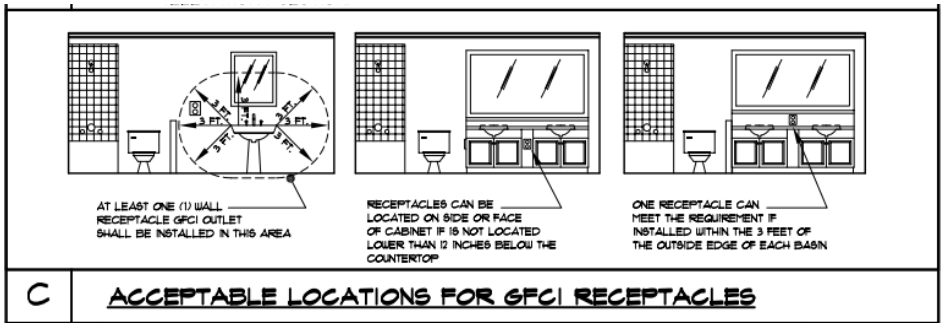
H. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 ft.², one half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 ft.³ per minute for intermittent ventilation or 25 ft.³ per minute for continuous ventilation. Ventilation and air from the space shall be exhausted directly to the outside. (CRC R303.3)

6. **Construction details and attachments** for any new/reframed interior/exterior walls/openings, headers etc.

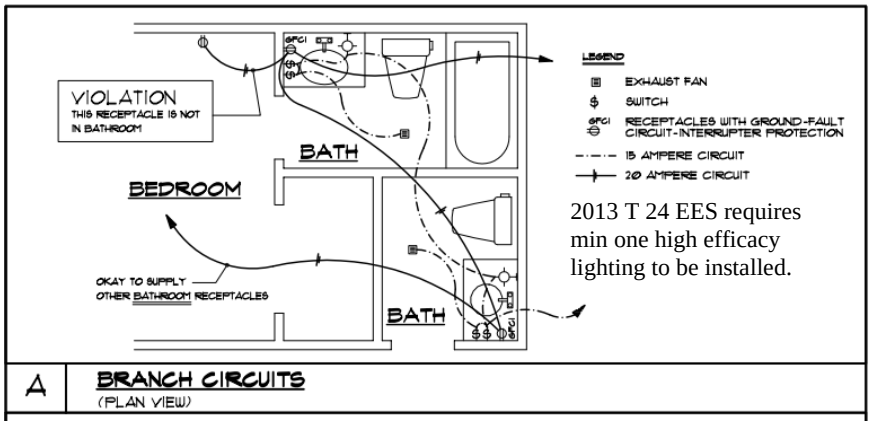
7. **Insulation.** Opened up exterior walls, floors and ceilings must be insulated with minimum R-13 and R-19 and R-30, respectively. Submit **CF1R-ALT-01-E** -Insulation form.

8. **Electrical Plan** (may be combined with the floor plan) showing compliance with the following requirements:
A. Specify one 20-amp circuit for bathroom receptacle outlets **OR** provide a dedicated 20-amp circuit for each individual bathroom being altered or added.
Note: bath lighting shall not be on an outlet circuit. (CEC Art.210-52(D).
B. Indicate electrical receptacles within 3' of the outside edge of each bathroom basin location. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop, or installed on the side or face of the basin cabinet not more than 12 inches below the countertop. (CEC Art.210-52(D)



C. Specify GFCI protected outlets for all bathroom receptacles. (CEC Art.210-8(a)).
D. Specify that ***all*** 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (CEC Art.406.11)

9. **Lighting / Reflected Ceiling Plan** (may be combined with floor plan & electrical plan) showing compliance with the following 2013 Title 24 Energy requirements:
A. **One light is required to be high efficacy**. Indicate all lighting as high efficacy, (**see Table 150.0 below**), OR provide a manual-on vacancy sensor for remaining lights. The manual-on vacancy sensor must turn off automatically when no one is present, and must be turned on manually with a switch. (CEES 150(k)5).
B. Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of Section 150(k). All permanently installed high efficacy luminaires shall be switched separately from low efficacy luminaires.
All exhaust fans shall be switched separately from lighting system(s) (Section 150(k)2(B)



Exception to Section 150(k)(B): An exhaust fan with an integral lighting system where the lighting system can be manually turned on and off while allowing the fan to continue to operate for an extended period of time**.**
C. Recessed luminaries in insulated ceilings shall be rated for zero clearance insulation cover (IC), and shall include a label certifying air-tight (AT) designation.
D. Lighting in showers, shall not be of the pendant type, unless greater than 8' above bathtub rim or shower stall threshold. Surface mounted or recessed high efficacy luminaries' are acceptable within or above the zone when they are listed for wet locations. **(See Figure B - Prohibited Locations below)**

10. **Smoke Detectors:** When building permits are required, smoke detectors shall be installed: (a) in each sleeping room, (b) outside each separate sleeping area in the immediate vicinity of the bedrooms, (c) on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. (CRC R314)

11. **Carbon monoxide alarms**: Where a permit is required for alterations, repairs or additions exceeding $1,000, existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in the following locations: (a) outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s), (b) on every level of a dwelling unit including basements. (CRC315.2 and 3)

12. **Multi-purpose alarms.** Carbon monoxide alarms combined with smoke alarms shall comply with Section R315, all applicable standards and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CRC R315.3.1)

13. **Title 24 CF1R-ALT-01-E forms:** Must be submitted for insulation installation, window replacements and any alterations or replacement of envelope components or heating and water heating. Forms and information on current Title 24 Energy requirements are available online at www.energy.ca.gov or visit our website www.ci.cypress.ca.us .

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY AND LOW EFFICACY LIGHT SOURCES

High Efficacy Light Sources Luminaires manufactured, designed and rated for use with only lighting technologies in this column shall be classified as high efficacy:	Low Efficacy Light Sources Luminaires manufactured, designed or rated for use with any of the lighting technologies in this column shall be classified as low efficacy.
1. Pin-based linear or compact fluorescent lamps with electronic ballasts. Compact fluorescent lamps ≥ 13 watts shall have 4 pins for compliance with the electronic ballast requirements in Section 150.0(k)1D. 2. Pulse-start metal halide lamps. 3. High pressure sodium lamps. 4. GU-24 sockets rated for LED lamps. 5. GU-24 sockets rated for compact fluorescent lamps. 6. Luminaires using LED light sources which have been certified to the Commission as high efficacy in accordance with Reference Joint Appendix JA8. 7. Luminaire housings rated by the manufacturer for use with only LED light engines. 8. Induction lamps. **Note:** Adaptors which convert an incandescent lamp holder to a high-efficacy luminaire shall not be used to classify a luminaire as high efficacy.	1. Line-voltage lamp holders (sockets) capable of operating incandescent lamps of any type. 2. Low-voltage lamp holders capable of operating incandescent lamps of any type. 3. High efficacy lamps installed in low-efficacy luminaires, including screw base compact fluorescent and screw base LED lamps. 3. Mercury vapor lamps. 4. Track lighting or other flexible lighting system which allows the addition or relocation of luminaires without altering the wiring of the system. 6. Luminaires using LED light sources which have not been certified to the Commission as high efficacy. 7. Lighting systems that have modular components that allow conversion between high-efficacy and low-efficacy lighting without changing the luminaires' housing or wiring. 8. Electrical boxes finished with a blank cover or where no electrical equipment has been installed, and where the electrical box can be used for a luminaire or a surface mounted ceiling fan.

TABLE 150.0-B MINIMUM REQUIREMENTS FOR OTHER LIGHT SOURCES TO QUALIFY AS HIGH EFFICACY

Use this table to determine luminaire efficacy only for lighting systems not listed in TABLE 150.0-A	
Luminaire Power Rating	**Minimum Luminaire Efficacy to Qualify as High Efficacy**
5 watts or less	30 lumens per watt
over 5 watts to 15 watts	45 lumens per watt
over 15 watts to 40 watts	60 lumens per watt
over 40 watts	90 lumens per watt
Note: Determine minimum luminaire efficacy using the system initial rated lumens divided by the luminaire total rated system input power.