



# Bathroom Remodel Guidelines

# BI-12

## Plans & Permits

A simple  $\frac{1}{2}$ " = 1'0" floor plan is preferred - two sets of plans are required, minimum 11"x17" size sheets.

## Water Closets

Water Closets shall be located in a space not less than 30-inch clear width. The clear space in front of the toilet shall not be less than 24 inches. The center of the toilet shall not be located closer than 15 inches to an adjacent obstruction or wall.

## Ceiling Height

Required ceiling height is 7 feet minimum.

If the bathroom has a sloped ceiling, the 7' ceiling height is required in only one-half the area thereof. No portion of the room measuring less than 5' from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.

## Light and Ventilation

Bathrooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than 1/20 of the floor area with a minimum of 1  $\frac{1}{2}$  s. f. Provide an exhaust fan controlled by a humidistat and exhaust at least 3' from openings.

## Required Electrical Receptacle

For bathroom remodels where basin cabinets an electrical receptacle shall be provided at each basin within the bathroom. Where more than one basin is provided, a receptacle outlet shall be provided within 36" of outside edge of basin. One receptacle may serve two basins provided the outlet is located between the two basins and the basins share a common counter top.

## GFCI Protected Receptacle

Ground-Fault Circuit Interrupters are required at each receptacle within bathrooms. GFCI protection may be accomplished by use of either listed GFCI outlets or by listed GFCI circuit breakers.

## Showers (including tub/showers)

Showers shall be at least 1024 square inches in floor area, with the least dimension being 30 inches.

Showers and tubs with showers require a non-absorbent surface up to 70" above the drain inlet.

Shower doors shall open outward and have a minimum clear door opening width of 22 inches with a minimum 2" to a maximum 9" curb.

Where shower valves are replaced or are new, they must be either of the pressure balancing or the thermostatic mixing valve type.

Concealed slip joint traps and overflows shall have access panels or utility space at least 12" in dimension and so arranged without obstructions as to make such connections accessible for inspection and repair.

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Shower pans can be replaced by several approved types  
Fiberglass and cast stone types must be labeled and installed per UPC or IAPMO.  
Most pans are required to be mechanically secured in place (screws or nails depending on installation instructions).  
Job-formed pans composed of flexible type materials such as Composite, Choraloy and Composeal install per manufactures instructions .  
Job-formed pans shall slope  $\frac{1}{4}$ " per foot toward the drain.  
Inspections: After the shower drain is installed and connected to the waste. The drain shall be plugged and the pan filled to the curb to test the drain and pan installation.

#### Water Supply

Valve assembly must be blocked and strapped.  
Shower head el wings shall be screwed (not nailed) to the blocking.  
Dissimilar materials must have dielectric fittings.  
Shower and tub/shower combinations shall be provided with individual control valves of pressure balance or thermostatic mixing valve type.

#### Sub-floor Repair or Replacement

If you have damage under the tub or shower, replace or repair damaged materials and call for an inspection of repair before covering.

#### *Cement Compound Boards (Backer Board, Glas-crete, Durock)*

15# building paper is required between the board and studs. Drywall is not permitted in the shower area.

Inspection: After mesh tape is applied

*Original Mortar Backed Ceramic Tile*

15# building paper required behind mesh

15# building paper required behind mesh if over M.R. board

Inspection: Prior to mortar application required

#### Finishing the Project

Complete the finishing material, ceramic tile, etc.

Caulk all penetrations of the surfacing material such as the shower head, valve body, and Water Closet base.

Install shower/tub-shower enclosure. Approved enclosures include shower rod/curtains and safety glass

Safety glass includes laminated glass and tempered glass

Install remaining plumbing fixtures: 1.6 gallon flush toilets

Smoke alarms are required in all bedrooms, halls to bedrooms, and on every level of the home. CO alarms are required on each level of the home.