



BUILDING REQUIREMENTS FOR RESIDENTIAL BATHROOM REMODELS (CD-B205)

A residential bathroom remodel is considered a [Minor Permit](#) and may be submitted and approved using only the eTRAKiT system. Review and approval may take 1-3 days if all information is provided. For submittal of a residential bathroom remodel, please provide the following documents:

- Copy of the signed contract
- Existing Bathroom Floorplan
- Proposed Bathroom Floorplan with the following items:
 - Location of fixtures
 - Location and type of electrical receptacles
 - Location of all lights, switches, fans, and sensors
- Structural plan information, notes and calculations (if structural work is proposed, the project may not be considered a Minor Permit)

All plans and calculations shall note the address and be signed by the responsible designer or contractor.

The following is general requirements for residential kitchen remodels based on the 2022 California Residential Code (CRC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Energy Efficiency Standards (CEES), California Green Building Standards Code (CGBSC), California Civil Code (CCC), and the Folsom Municipal Code (FMC). This handout is general information and is not considered to be all-inclusive.

Building Requirements:

- Any new or replaced mixing valve in a shower shall be pressure balanced to a maximum 120° F (CPC 408.3)
- Any new or replaced water-filler valve shall have a temperature limiting device set to a maximum 120° F (CPC 409.4)
- Shower stalls shall have a minimum finished interior of 1,024 sq. in. and encompass a minimum 30 in. diameter circle and a door with a minimum 22" clear opening (CPC 408.6)
- Shower stalls and bathtubs shall have a nonabsorbent hard surface that extends a minimum 6 ft above the floor (CRC R307.2)
- Water closets shall have a minimum clearance of 30" wide (15" on center) and 24" in front (CPC 402.5)
- All plumbing fixtures that come in contact with a wall or floor shall be made watertight (CPC 402.2)
- Hydro-massage tubs (i.e. jacuzzi tubs) shall have a dedicated circuit for the motor and be UL listed. All metal cables, fittings, piping, or other metal surfaces within 5 ft of the tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible (CEC 680.6)

Electrical Requirements (CEC 210.52):

- All receptacles shall be GFCI protected and tamper resistant
- New/additional receptacles shall have a dedicated 20-amp circuit
- Lighting fixtures within 3 ft horizontally and 8 ft vertically of the bathtub rim or shower shall be listed for a damp location or listed; listed for wet locations is required where subject to shower spray

Ventilation Requirements (CRC R303.3):

- An exhaust fan with a minimum ventilation rate of 50 cfm is required in all bathrooms regardless if an operable window is installed
- Exhaust fans and lighting shall have a separate control switch (CEES 150.0(k)2.B)

Lighting Requirements (CEES 150.0(k)):

- All lights shall be high-efficacy
- Recessed downlight luminaires in ceilings shall be UL Listed (or equivalent), be airtight certified and labelled as such, be sealed with a gasket or caulk between the luminaire housing and ceiling, and be readily accessible for maintenance and replacement without cutting through the ceiling

Plumbing Requirements (CCC 1101.4 and CGBSC 4.303):

For all building alterations or improvements, the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures within the area of work. The following table shows the maximum flow rates for various fixtures:

Plumbing Fixture	Max. Flow Rate
Bathroom Faucet	1.2 gpm at 60 psi
Water Closet (Toilet)	1.28 gallons per flush
Showerhead	1.8 gpm at 80 psi

Safety Glazing Requirements (CRC R308):

Safety glazing is required for each pane that is located within a hazardous location as defined below:

- Glazing in a door that that is larger than 3” in diameter
- Glazing within 24” of the arc of a door in the closed position
- Glazing in windows that are larger than 9 sq. ft. and with the bottom edge less than 18” above the floor and a top edge more than 36” above the floor
- Glazing in walls or enclosures containing showers, bathtubs, or similar components that are less than 60” above the floor

Smoke Alarms (CRC R314.3):

Smoke detectors are required at the following locations:

- In each sleeping room
- Outside each separate sleeping room in the immediate vicinity of the bedrooms and located a minimum 3 ft away from a bathroom containing a bathtub or shower
- On every occupiable level including habitable basements and attics

Carbon Monoxide Detectors (CRC 315.2):

Carbon monoxide detectors are required at the following locations:

- Outside each separate sleeping room in the immediate vicinity of the bedrooms
- On every occupiable level including habitable basements and attics
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom

City of Folsom General Notes:

Work shall be installed in accordance with the approved construction documents and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. (CBC 107.4)

It shall be the duty of the permit holder to notify the Building Official when work is ready for inspection and to provide access and means for inspection of such work. All work shall remain accessible and exposed for inspection purposes until approved. Neither the Building Official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection. (CBC 110.1, 110.5)

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the Building Code or any other ordinances of the jurisdiction shall not be valid.