



**City of Brisbane  
Community Development Dept.  
50 Park Place  
Brisbane, CA 94005  
(415) 508-2120**

## **Bathroom Remodel Residential Construction**

### **What paperwork do I need to provide to obtain a bathroom remodel permit?**

1. Three (3) paper or 1 digital copy of construction drawings, use paper size 11"x17" or larger
2. Draw plans to scale or provide dimensions
3. Existing and proposed floor plans. Use "E" next to existing and "N" for new.
4. Show any adjoining rooms on the plans which will receive work.
5. Write on the plan the name of the Property owner, job address and scope of work
6. Ensure the plan shows all the work that is planned on so additional permits or revisions are not required by the inspector in the field.

### **What are the inspections for a bathroom remodel?**

1. Tear out the old bathroom and install and any new framing, plumbing, mechanical and electrical lines. Ensure the waste and vent pipes are under test.
2. Insulation and shower pan.
3. Drywall and shower wall board
4. For the final, ensure all the plumbing fixtures are installed and in working order. The inspector will also check smoke detectors and carbon monoxide detectors at this time.

Code Knowledge: 2016 California Code series (After January 1, 2020, use the 2019 California Code Series)

Plumbing: Toilet to be 1.28 gallon flush. Clear space in front of toilet 24 inches minimum. Clear space on side of toilet to be 15 inches minimum. Shower to have pressure balance valve, shall be at least 1024 square inches in size and shall be large enough to encompass a 30 inch circle.

Electrical receptacles: Outlets required adjacent to sink basins.

All electrical receptacles shall be on the tamper resistant type and shall be protected by combination AFCI/GFCI breakers. (Arc Fault Circuit Interrupter/Ground Fault Circuit Interrupter)

Lighting: LED has become popular and satisfies the energy code requirements when placed on manual on-occupancy sensors. All lighting shall be of high efficacy type. Please note: Medium screw in base can lights are no longer allowed. (This is the type of can light that uses an Edison base light bulb). For other types of lighting, prepare an Energy report for building plan review. Energy forms can be found at: [www.energy.ca.gov](http://www.energy.ca.gov).

Mechanical: Bathroom exhaust fan shall be installed where there is a bathtub or shower. Exhaust fan outlet shall be a minimum of 3 feet away from the property line.

