



COMMUNITY DEVELOPMENT DEPARTMENT
PLAN REVIEW ACCEPTANCE CHECK LIST FOR RESIDENTIAL BATHROOMS WITHOUT ALTERATION OF STRUCTURAL BEARING CONSTRUCTION

BUILDING

1. Minimum ceiling height in a bathroom is 7'-0" clear, from the finished floor to the finished ceiling.
2. Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as exteriors, garages, crawl spaces and attics. Type or insulation required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling and Floor R-19)
3. Water resistant drywall must be installed at all wet locations (*Not recommended for direct tile application in a shower stall*). Water resistant drywall must be installed to a point a min. of 72" above the shower drain. Do not install a vapor barrier behind water resistant drywall. Do not install the water resistant drywall on the ceiling unless the ceiling joist are no greater than 12" apart for 1/2" thick water resistant drywall and 16" apart for 5/8" water resistant drywall.
4. Concrete board requires a vapor barrier to be installed between it and the drywall and or framing. Listed fasteners must be used.
5. Bathrooms with steam showers may have a recommended sloped ceilings 1" to 2" per foot. Walls and ceilings shall have an approved **Water proofing system** installed. WATER RESISTANT GYPSUM BACKING BOARD PROHIBITED IN STEAM SHOWERS for tile backing.
6. Windows within 60" of the tub or shower drains require safety glazing. Doors with 24" of door swing shall be safety glazing.
7. All shower and tub door assemblies and glass splashguards shall be safety glazing.

ELECTRICAL:

8. The 20-amp bathroom circuit shall only serve receptacles within the bathroom. The circuit may serve the receptacles and lights in stand-alone bathrooms. The circuit may serve multiple bathrooms for receptacles **ONLY**. *No motors loads shall be on the bathroom circuit.
9. Receptacles are to be located within 36" from the edge of the sink.
10. High efficacy fixtures are required or Low efficacy fixtures may be installed but only if they are equipped with an occupancy sensor that is manual-ON and automatic-OFF.
11. Hydromassage Bathtubs are required to be GFIC protected and the disconnect must be within sight of the motor. The motor must be accessible and bonded to the listing of the manufacturer.
12. Light fixtures located in wet location must be listed for wet location and require water resistant trims.
13. Electrical panels are prohibited in bathrooms

PLUMBING

14. A listed anti-scald/ pressure balance valve is required in all bathtub and shower compartments.
15. The toilet must be a 1.28-gallon flush.
16. Shower waste pipe must be a minimum of 2."
17. Shower pans: generally minimum size 1,024 sq inches min. interior diameter 30".
18. Plastic liners and underlayment must be sloped a minimum of 1/4" to the drain and be wrapped up the wall a minimum of 3 inches above the dam. A water test is required to verify the pan does not leak and to verify the weep holes are draining correctly.
19. All new plumbing piping is required to be tested with 10'-0" head of water above the highest fixture or an air test of 5lbs
20. Toilets require a net clear area of 30" measured from the center of the toilet or 15" to any side wall, and 24" clear space in front of the fixture.
21. Toilets and all plumbing fixtures must be sealed at all wall and floor penetrations
22. Prohibited installation within a bathroom: Water heater both electrical and gas. (Exception: If located is an adjoining closet with self-closing listed gasketed door or direct vent units or electrical appliances)

MECHANICAL

23. Mechanical ventilation will be required in any bathroom containing bathtubs, showers, spas or similar fixtures regardless if operable windows or skylights are provided in the bathroom. Fans in wet locations are required to be GFIC protected.
24. Back draft damper are required on ventilation systems exhausting to the exterior. All exhaust must be a minimum of 3'-0" from windows and doors
25. The following items are not permitted to be located in a bathrooms: *Furnace, *water heaters and return air plenums
(*Exception: If located is an adjoining closet with self-closing listed gasketed door or direct vent units or electrical appliances)

GENERAL

26. Final inspection will require operational smoke detectors in all the bedrooms and adjoining hallway outside the bedrooms on every living level of the home. Hard-wired smoke detectors shall be installed when new wiring is installed in locations where detectors are required.
27. Final inspection will require operational carbon monoxide detectors outside all the bedrooms, and on every living level of the home. Hard-wired interconnected carbon monoxide detectors shall be installed when new wiring is installed in locations where detectors are required.
28. Planning Division Final is required for any exterior changes.

Typical Bathroom floor plan showing general requirements:

Provide the following: Four sets of plans with the following information; Owners, Name & address, page numbers – 1/4" or 1/2" scale drawings – minimum paper size 8 1/2" x 11"

Identify: Existing walls, walls to be removed and/or added - switches, lights, florescent lights , GFCI plugs – Motors – plumbing, location of valves - doors - windows - skylights - exhaust fans or ventilation

Show: Dimensions and sizes of the rooms, walls, pipes, doors, windows and skylights and note height of ceilings

