



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

Bathroom Remodel

Residential Construction

What material do I need to provide to obtain a bathroom remodel permit?

- A digital copy of construction drawings, paper size 11"x17" or larger
- The plan shall:
 - a. Be drawn to scale or provide dimensions
 - b. Have name of the property owner, job address, and scope of work
 - c. Show existing and proposed floor plans – use "E" for existing and "N" for new
 - d. Show adjoining rooms to the area of work
 - e. Show all the work that is proposed so additional permits or revisions are not required by the inspector in the field

What are the inspections for a bathroom remodel?

- Ro in: Tear out the old bathroom and install any new framing, plumbing, mechanical and or electrical lines. Ensure the waste and vent pipes are under test.
- Insulation and shower pan
- Drywall and shower wallboard
- 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 Edition: 2022 California Building Code

Plumbing:

- Toilet
 - Shall be 1.28 gpf
 - Clear space in front of toilet shall be 24 inches minimum
 - Clear space on side of toilet shall be 15 inches minimum
- Shower shall
 - Have pressure balanced or thermostatic mixing valve
 - Be at least 1,024 square inches in size
 - Be large enough to encompass a 30-inch circle

Electrical:

- Minimum (1) 20-amp branch circuit for bathroom receptacles
- Receptacles shall be GFCI, tamper-resistant type, and be protected by a combination AFCI breaker
 - At least 1 shall be installed within 36 inches of the outside edge of each basin
- All lighting shall be of high efficacy and controlled by an occupancy or vacancy sensor

Mechanical:

- Exhaust fan shall be installed
 - Shall be energy star compliant and shall be controlled by a humidity control
 - Outlet shall be a minimum of 3 feet away from the property line and 3 feet from opening into the building
 - Back draft damper is required

