



BATHROOM ADDITION/REMODEL

The following are the general Code requirements for adding/remodeling a residential bathroom. Additional requirements may be needed depending upon the nature and complexity of the project.

The following items are required in all residential bathrooms:

1. Low consumption water closet conforming to ASME/ANSI A112.19M.
2. "Scald Guard" type faucet fixture on shower controls.
3. Electrical outlets must be protected by a ground-fault interrupter circuit.
4. Bathrooms without open able windows must be provided with ventilation fan with a minimum capacity of 50cfm.
5. WR or "green board" gypsum wallboard must not be installed over a vapor barrier.
6. Water closets must be centered in a space with a minimum width of 30".
7. Clearance in front of water closets must be a minimum of 24".
8. Walls around shower stalls must be protected by a hard, nonabsorbent surface for a min. height of 60" above the drain.
9. Only lead free solder can be used for copper water lines carrying potable water.
10. Drain, waste and vent piping must be PVC meeting standard D 2665 or ABS plastic meeting D 2661. PVC must be primed before cementing purple primer.
11. Drop-in type tubs without a factory applied flange are not allowed.
12. Wet venting of fixtures from two different house levels is not permitted.
13. Bathrooms must be provided with a heat source and a light source.

Permits and Inspections

In addition to the building permit, a separate permit is required for the installation of plumbing fixtures. Permit applications may be obtained at City Hall. Submittal documents shall include an isometric drawing of the installation showing all drain, waste and vent piping and sizes as well as piping and size of hot and cold water supply line.

Generally, two inspections are required for bath remodels. The first is required after all rough-in electrical, mechanical and plumbing have been installed but before any walls and ceilings are enclosed or covered. A final inspection is required when all work has been completed and the bathroom is ready for use. The following are additional reminders when remodeling a bathroom.

BATHROOM EXHAUST FAN: A bath fan is required unless there is an open able window. Insulate the fan duct a minimum 3 feet from the outside of the house rim.

SUPPLY AND RETURN AIR: Supply and return ducts are required for each room except bathroom. The bathroom can only have a supply duct.

MECHANICAL/PLUMBING: Each toilet shall be located in a clear space not less than 30 inches in width and have a clear space in front of the toilet of not less than 24 inches. Joints, regulators or fittings in gas piping may not be concealed within the wall or ceiling. Provide 30" of working space in front of the furnace.