



City of Albany

BATHROOM REMODEL Submittal List

A minimum of 3 sets of plans must be submitted to the Community Development Department. The first page of each plan set must include the name of the owner of the property, property address, owner's phone number, and plan preparer's name. Every plan sheet must include the signature of the person taking responsibility for the plans. Leaving a blank area of at least 2 ½ by 3 ½ inches (for approval stamps and signatures) on the first page of the plans will expedite approval of your project.

1. **Floor Plan.** Provide a floor plan of the bathroom layout and any additional framing plans or details to accurately describe the work. Label the adjacent rooms. Separate drawings of the “before” and “after” arrangement of the bathroom are acceptable and sometimes necessary to avoid trying to include too much on one floor plan. Include the following minimum information on the plans:
 - a. Walls. Show the location of all walls. Delineate clearly the existing, new, and removed walls using a clear and distinguishable wall symbol for each wall type. Use double lines to represent walls. Avoid the use of single lines to represent walls. Non-filled double lines typically represent existing walls. Solid filled or hatched double lines typically represent new walls. Dashed or dotted double lines typically denote removed walls. If a wall is to be removed, see Item #6 below for required structural information.
 - b. Doors and Windows. Show all existing, new, removed, and/or relocated doors and windows. For new and relocated windows, specify the U value of the windows in accordance with the State Title 24 energy provisions. If the scope of work does not include the installation of new (or the relocation of existing) doors or windows, state this on the plans. For new doors and windows, see Item #6 below for required structural information. Where light and ventilation are affected, provide door and window sizes to the exterior. (Planning approval is required for all exterior changes, including replacement windows.)
 - c. Plumbing Fixtures and Cabinets. The floor plan must show the proposed layout and location of fixtures and cabinets, including minimum clearances required by the Building and Plumbing Codes. Delineate the new, reinstalled, and relocated fixtures. 24 inches minimum clearance is required in front of the toilet. The centerline of a toilet may not be closer than 15 inches to any sidewall or obstruction. A pressure-balancing valve is required for the shower.
 - d. Light Fixtures and Switches. Show the location of existing, new, removed, and/or relocated light fixtures and light switches. Use a fixture legend to distinguish the fixture types. If no lighting changes are to be made, specify on the plans that no lighting changes are included in the scope of the work. See Item #5 below for Title 24 energy requirements associated with lighting modifications in the bathroom.
 - e. Ceiling Changes. Where the ceiling framing system is to be modified or removed, include a ceiling framing plan with cross sections sufficiently detailed to accurately describe/show what work is to be done. This may require complete

cross sections through the building in two orthogonal directions to show the necessary level of architectural and structural details.

- f. Mechanical exhaust required. 2010 CRC requires a mechanical exhaust for bathrooms, even where an openable window exists. Venting must terminate to exterior and a minimum of 3 feet from any opening (window, door, vent, etc.).
 - g. Adjoining Rooms. Label those rooms that adjoin the bathroom being remodeled.
2. **Smoke Alarms.** Smoke detectors shall be installed in existing bedrooms, in hallways, and within each story. Photoelectric alarms with a minimum 5-year warranty are required.
 3. **Required Electrical Outlets.** For bathroom remodels the electrical outlets within the bathroom shall be rearranged to meet the requirements of the *2010 California Electric Code* (CEC), as follows:
 - Basin. A receptacle outlet shall be installed adjacent to the basin. A 20-amp circuit shall supply the receptacle. Such circuits shall have no other outlets.
 4. **GFCI Protection.** Ground-Fault Circuit Interrupters are required for all receptacles.
 5. **California Title 24 Energy.** When light fixtures are replaced or new light fixtures added in the bathroom, lamps with an efficacy (efficiency) of not less than 40 lumens per watt shall be provided. Fluorescent lights will meet this 40 lumens per watt requirement. (LED lighting must meet 2010 California Energy Code §150(k)1.) General lighting using these lamps shall provide sufficient light level for basic bathroom tasks and provide a uniform pattern of illumination. A single light, or set of lights, controlled by a single light switch that is the only lighting in the bathroom will be considered general lighting. General lighting shall be controlled by a switch on a readily accessible lighting control panel at an entrance to the bathroom. Additional luminaries that are switched separately and used only for decorative effects need not meet this requirement. Luminaries installed to meet the 40 lumens per watt requirements shall not contain medium base incandescent lamp sockets, and shall be on separate switches from any incandescent lighting.
 6. **Structural Drawings and Details.** If a wall is to be removed, or if a new wall opening for either a door or a window, in either exterior or interior walls, is to be made, provide a floor or roof/ceiling framing plan above to clearly indicate bearing or non-bearing conditions. The framing plan must include complete spans of the members resting directly on the top plates of the wall being removed and complete span layout of members that are supported by use of kickers resting on top of the wall. Where headers are installed, indicate material specifications for headers and posts. Typical designations for headers and posts are 4x12 D.F. No. 1 or better and 4x4 D.F. No.1 or better, respectively. The appropriateness of these sizes, species, and stress grades will depend upon the loads that the beams or headers must carry. This is why the framing plan is necessary. Footings must be provided directly under posts that support header or beam loads. Details of the footings must be included in the drawings. The City may require that an engineer or architect be hired by the owner to evaluate beams, headers, posts, and/or footings, as necessary.

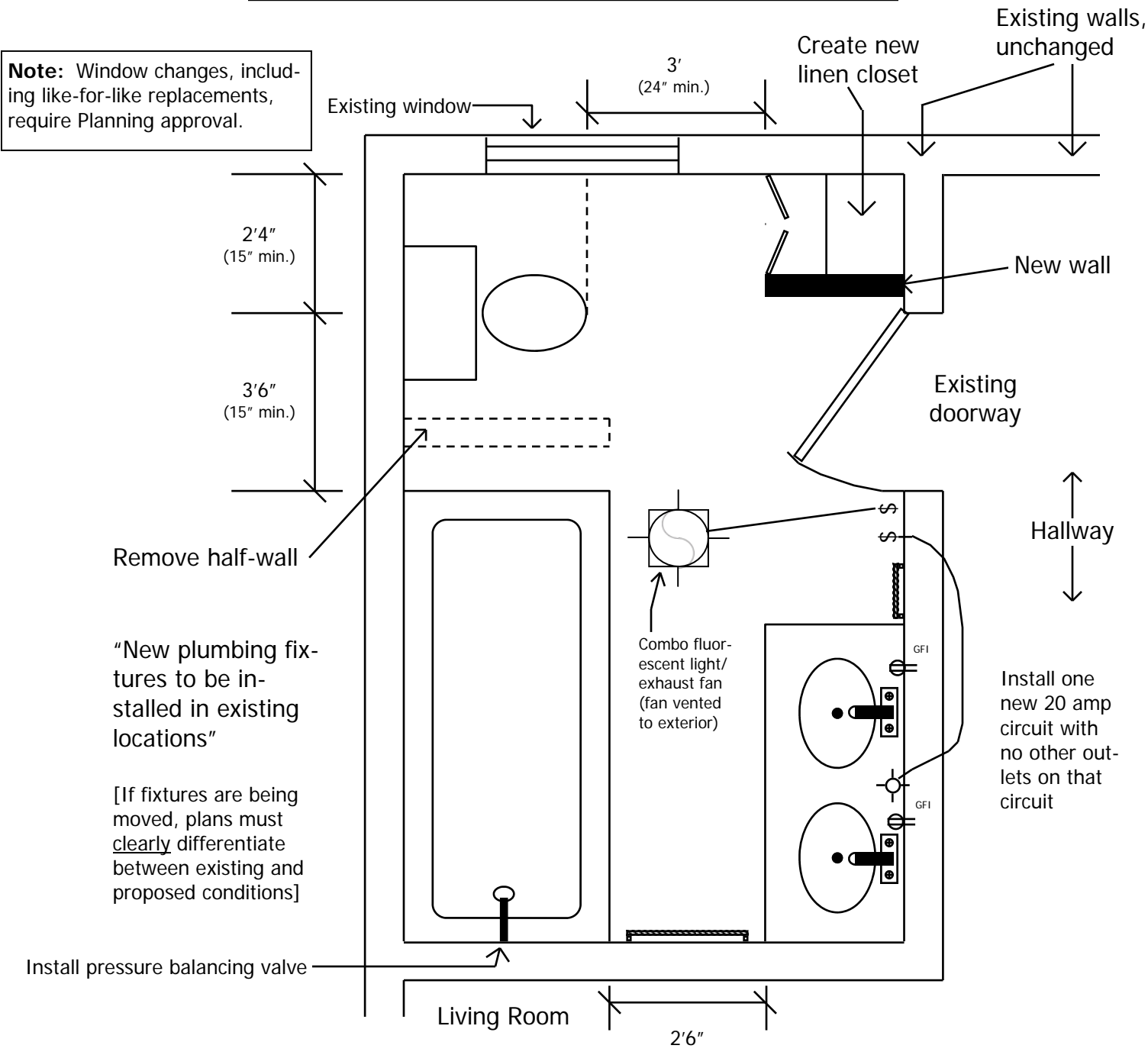


BATHROOM REMODEL EXAMPLE DRAWING

(Generated on a general, non-specialized desktop publishing program)

Note: The floor plan must note adjoining rooms; in some cases, a floor plan of the entire dwelling may be required.

Note: Window changes, including like-for-like replacements, require Planning approval.



Remove half-wall

"New plumbing fixtures to be installed in existing locations"

[If fixtures are being moved, plans must clearly differentiate between existing and proposed conditions]

Install pressure balancing valve

Yourname Residence
 1036 Yourstreet Way
 Albany, CA 94706
 (510) 52X-XXXX

Scale: 1/4" = 1'