

CITY OF LOS ALTOS

Community Development

Building Division

Telephone No. (650) 947-2752 / Inspection Line (650) 947-2754



SUBJECT: BATH REMODEL/UPGRADES

Three sets of plans shall be submitted for review and approval for code compliance by the City Building Inspector. One set is retained for city records, one set is sent to the Santa Clara County Assessor, and one set is returned to the applicant to be used for construction and shall be made available at each and every inspection requested.

- 1) Plans do not have to be prepared by a professional, but shall be drawn to a professional type quality at a 1/4" per foot scale, showing floor plan, fixtures, wall legend, and include notes meeting current applicable codes.
(Note: During plan check the plans examiner may determine that structural changes require calculations from a licensed architect or engineer.)
- 2) Floor plan wall legend shall show existing, proposed, and removed walls. If wall changes are extensive provide separate plans for existing/proposed for clarity. If fixtures are going to be relocated include minimum dimensions for the following:
 - A.) Toilets require 15" to centerline of drain to any vertical surfaces on each side, 30" total. Toilets front clearance is 24" with the exception of a door swing into the required clearance.
 - B.) Newly built shower enclosures are required to have a minimum area of 1024 square inches and shall **also** be able to accommodate a 30" diameter circle (elbow room). Indicate that glass enclosures shall be tempered and doors shall have a clear opening of 22". Shower/tub doors shall be either sliding or outward swing configured. Exterior windows located in existing or new shower /tub locations shall be noted as tempered safety glass. Note shower valve shall be pressure/balance type.

4.) Mechanical/Electrical requirements shall be noted on plans:

- A.) Mechanical ventilation (bath fan) shall be provided and GFCI protected if located within tub/shower enclosure **unless** natural ventilation is provided (operable window) having an opening not less than 1/20th of the floor area with a minimum of 1 ½ square feet.
- B.) Sinks shall be provided with a GFCI outlet within 36" and shall be wall mounted. Concealed outlets in cabinets will not be counted as a required outlet. Newly created bathrooms will require a dedicated 20 amp circuit originating from the house main circuit panel.
- C.) California Energy Code (T-24, Part 6) dictates all lighting for homes and businesses. Bathrooms are required to have either high efficacy (fluorescent) throughout **or** have all incandescent or low voltage lighting controlled by switching that is the "Manual ON/Occupancy Sensor" type.
- D.) If the lighting choice is recessed cans, indicated on plans I.C./A.T. (Insulation Cover/ Air Tight) .
- E.) Indicate bath tub as soaking or whirlpool type. Whirlpool type tubs will require at least one dedicated 20 amp originating from the house main circuit panel. Some manufactures require two circuits. Provide listing and manufactures installation instructions at time of inspection

5.) Demolition of existing bath is permitted after plans have been reviewed, approved, and permit fees have been paid. Permit fees are based on the valuation of the work being done as indicated on the application. Permit application, fee schedules, allowed construction hours, and permitted dumpster debris box information are available thru the Building Division at Los Altos City Hall.

6.) Inspections can typically be arranged within one or two days advanced notice and are required before concealment of any framing, electrical, plumbing, ducting changes. The combination of all above mentioned trades shall be done at the same time. Additional inspections are required for new shower pans, sheetrock, waterproofing and tile backing (excluding floors). Requests for inspections prior to the work being ready may result in a re-inspection fee due prior to the next inspection request and may delay the inspection scheduling process. Final inspection is required by the City of Los Altos and per the California Building Code.

