



City of Hemet  
Building & Safety Department  
**Residential Bathroom Remodel  
Requirements and Sample Floor Plan**

**REQUIREMENTS FOR PERMIT SUBMITTAL**

Before approval and issuance of a building permit, applicant shall submit three (3) sets of plans (minimum size 11" x 17"), which are drawn to scale (minimum 1/4" = 1 ft. ), readable, legible, and include the following information:

**Title Sheet** to include the following:

- \* Code references: 2022 California Residential (CRC), Mechanical (CMC), Electrical (CEC), Plumbing (CPC), Energy (CEnC), and the City of Hemet Municipal Code (HMC).
- \* Project address; Owner contact information;
- \* Contact information of the person preparing the plans
- \* Sheet Index
- \* Scope of work statement;
- \* Building Data: Occupancy, Construction Type, # of stories, Square Footage, Sprinkler
- \* Vicinity map

**Existing Floor Plan**: for floor/story where the remodeled bathroom is located. Specify the existing use of all rooms and areas.

**Proposed Floor Plan**: Show type and location of proposed interior cabinetry, countertops, plumbing, fixtures, etc. include construction legend identifying and describing new work and clearly show the difference between existing and proposed conditions.

**Electrical / Lighting / Reflected Ceiling Plan**: May be combined with proposed floor plan)

**Construction Details**: for any new/reframed interior walls, interior/exterior openings, etc.

**MINIMUM REQUIREMENTS FOR BATHROOM ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS**

**ELECTRICAL**

- At least one receptacle outlet shall be installed in bathroom within 3'-0" from basin. At least one 20-ampere branch circuit shall be provided to supply bathroom receptacle outlet(s). Bathroom outlets shall have GFCI protection. [CEC 210.52(D), 210.11(C)(3) & 210.8(A)(1)]
- All 125volt, 15-ampere and 20-ampere receptacles in bathrooms shall be listed tamper resistant receptacle. [CEC 406.12]
- No part of a hanging fixture is allowed closer than 8 feet above the tub rim or 3 feet horizontally from the tub rim, unless light fixture(s) in shower enclosure area is listed for damp areas or listed for wet locations. [CEC 410.10(D)]
- A minimum of one high efficacy luminaire shall be installed in each bathroom; and all other lighting installed shall be high efficacy or controlled by vacancy sensors.
- Recessed light fixtures in insulated ceilings shall be approved, listed, zero-clearance insulation cover (IC) type, Certified Air Tight (ASTM E283) and sealed with a gasket or caulked between housing and ceiling, and shall be certified to comply with Section 110.9; and allow ballast maintenance and replacement to be readily accessible to building occupants from below. [CEnC 150(k)8:A-E]
- All exhaust fans, high efficacy or incandescent light shall be switched separately. [CEnC 150(k)2(A) & (B)]
- For occupancies with a horizontal rated separation (floor/ceiling assembly), the recessed fixtures must be protected to the rating of the separation (1 hour) or be listed to the required protection. This generally applied to residential condominium construction where units are above or below other units.

## ELECTRICAL CONTIUED

system, fans must be controlled by a humidity control capable of adjustment between a relative humidity range of < 50 percent to a maximum of 80 percent. The control may utilize manual or automatic means of adjustment. The control may be a separate component or integral to the exhaust fan. [CMC 402.5, CalGreen 4.506]

- Bath and toilet room windows shall not be less than 3 square feet, one half of which must be operable. [CRC R303.3]
- A bath exhaust fan, with back draft damper and humidity control, is required regardless of the presence of a window (room containing a bathtub, shower, spa or other similar source of moisture). [CRC R303.3]
- Exhaust must vent to outdoor in an approved duct. Terminate the outlet a minimum of 3 feet from an opening or property line. [CMC 504.5]
- Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet from any plumbing vents and such opening shall be located a minimum of 3 feet below the contaminant source. [CRC R303.5]
- Show fan/duct/vent termination locations. Indicate that fan and duct openings (environmental air ducts) shall terminate at least three (3) feet from property lines or openings into the building with back draft damper. Plumbing vents within ten (10) feet of operable skylights shall extend a minimum of three (3) feet above such openings. [CMC 504.1, 504.5, CPC 906.2]

## MECHANICAL

- Bath and toilet rooms shall have an exhaust rate of 50 cfm intermittent or 25 cfm continuous. [CMC Table 403.7]
  - Each bathroom, or room containing a bathtub, shower, or tub shower combination, shall be mechanically ventilated. Unless functioning as a part of a whole house ventilation
- Showers and tub shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance and thermostatic types that provide scald and thermal shock protection. [CPC 408.3]
- Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface (e.g., ceramic tile or fiberglass) over a moisture resistant underlayment (e.g., cement, fiber cement, or glass mat gypsum backer) extending to a height of not less than 6 feet above the drain inlet. Water-resistant gypsum backing board shall not be used over a vapor retarder in shower or bathtub compartments. [R702.3.8, R307.2]
  - A minimum 12"x12" access panel is required when a slip joint p-trap waste & overflow is provided. [CPC 402.11]  Site built shower stalls shall comply with [CPC 408.0].
  - When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3" waste line.
  - The hot water valve shall be installed on the left side. [CPC 417.5]  Fixture water consumption:  Lavatories faucets, wetbars, laundry sinks, or other similar use shall not have a flow rate of greater than 1.5 gpm at 60 psi. [CPC 402.1.2, & CalGreen 4.303.1.4.1]
  - Water closets, flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush for both single and dual flush toilets effective July 1, 2011. [CPC 403.2.1, & CalGreen 403.1.1]
  - Showerheads shall have a maximum flow rate of 2.0 gpm at 80 psi. [CPC 402.1.1, & CalGreen 4.303.1.3]
  - Urinals shall have an average water consumption of not more than 0.5 gallons of water per flush effective July 1, 2011. [CPC 403.3, & CalGreen 403.3.1.2]

- Non-water Urinals (Waterless) should meet all the requirements of section 403.3, including providing water distribution and fixture supply piping. [CPC 403.3.1.1]
- Plumbing fixture clearances for fixtures that are not required to conform to accessibility codes:
- Water closets, flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush for both single and dual flush toilets effective July 1, 2011. [CPC 403.2.1, & CalGreen 403.1.1]
- Showerheads shall have a maximum flow rate of 2.0 gpm at 80 psi. [CPC 402.1.1, & CalGreen 4.303.1.3]
- Urinals shall have an average water consumption of not more than 0.5 gallons of water per flush effective July 1, 2011. [CPC 403.3, & CalGreen 403.3.1.2]
- Non-water Urinals (Waterless) should meet all the requirements of section 403.3, including providing water distribution and fixture supply piping. [CPC 403.3.1.1]
- Plumbing fixture clearances for fixtures that are not required to conform to accessibility codes:
- Water closets shall not be set closer than 15" from its center to any side wall or obstruction and 30" from center to center of any similar fixture. Provide 24" minimum clear space in front of water closet. [CPC 402.5]
- Urinals shall not be set closer than 12" from their center to any side wall or obstruction nor 24" from center to center [CPC 402.5]
- The finished floor slope at shower receptor is min. 1/4" and max. 1/2" per foot. [CPC 408.7]  In no case shall any shower receptor threshold be less than two (2) inches or exceeding nine (9) inches in depth when measured from the top of the threshold to the top of the drain. [CPC 408.5]
- New shower compartments shall have a finished interior of 1,024 square inches (7.1 square feet) and shall be capable of encompassing a 30 inch circle. The clearance shall be maintained up to 70 inches of height above shower drain. Shower door to be tempered, min 22" clear unobstructed opening and swing out. [CPC 408.6]
- Plumbing fixtures and fixture fittings for persons with disabilities shall conform to CBC Chapters 11A or 11B for specific accessibility codes. [CBC 11A or 11B, 408.6;(3)]
- Where a fixture is installed on a floor level that is lower than the next upstream manhole cover of the public or private sewer (at basement), serving such drainage piping, shall be protected from backflow of sewage by installing an approved type of backwater valve per [CPC 710.1]
- Drainage piping serving fixtures that are located below the crown level of the main sewer (at basement) shall discharge into an approved water-tight sump or receiving tank, so located as to receive the sewage or wastes by gravity. [CPC 710.2]

## WHIRLPOOL/ SPA TUBS

- Whirlpool (Spa) bathtubs shall have a readily accessible access panel. [CPC 409.6]
- The Circulation pump shall be located above the crown weir of the trap. [CPC 409.6]
- The pump and the circulation piping shall be self-draining to minimize water retention in accordance with standards referenced in Table 14-1. [CPC 409.6]

## BIDETS

- The water supply to bidets shall be protected with air gap or vacuum breaker. [CPC 410.2 & 603.3.5]
- The maximum hot water temperature discharging from a bidet is limited to 110 degrees by a device that conforms to ASSE 1070, Standard for Water Temperature Limiting Devices, or CSA B125.3, Standard for Plumbing Fittings. The water heater thermostat shall not be considered a control for meeting this provision. [CPC 410.3]

**SMOKE & CARBON MONOXIDE ALARMS**

□ Show location(s) of interconnected hard-wired “SMOKE ALARM” with battery backup in the following: [R314]

a. In each sleeping room. b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms c. On each additional story of the dwelling, including basements and habitable attics, but not including crawl spaces and uninhabitable attics. d. Provide a note: “SMOKE ALARM shall be interconnected hard-wired with battery backup.” e. Battery smoke alarm permitted in existing buildings where no construction is taking place.

□ For buildings with fuel-burning appliances and/or attached garages, provide an approved CARBON MONOXIDE ALARM at: [R315.1] a. Outside of each separate sleeping area in the immediate vicinity of the bedrooms b. On every level of a dwelling unit including basements c. Provide a note: “CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup.” [R315.1.3] d. Battery carbon monoxide alarm is permitted in existing dwelling units where no construction is taking place.

**WINDOWS/DOORS**

□ Exterior windows/doors added and/or replaced as part of the remodeling project shall be clearly identified on the plans and shall have a fenestration U-Factor and Solar Heat Gain Coefficient meeting the requirements of section [CEnc110]

**SAMPLE FLOOR PLAN 1:**

**UTILITY SYMBOL LEGEND**

**POWER:**

- ⊕ STD. DUPLEX RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ⊕ GFI GROUND FAULT (G.F.I.) DUPLEX RECEPTACLE
- ⊕ WP GFI WATERPROOF/ G.F.I. DUPLEX RECEPTACLE
- 220v ⊕ APPLIANCE RECEPTACLE # INDICATES VOLTAGE
- ⊕ E.F. EXHAUST FAN
- L.F.H. EXHAUST FAN, LIGHT, & HEAT COMBINATION HIGH EFFICACY LIGHT \*HEAT REQUIRES 20A DEDICATED CIRCUIT

**LIGHTING:**

- ⊕ ELECTRICAL SWITCH
- ⊕ V.S. ELECTRICAL SWITCH (VACANCY SENSOR) REQUIRED IF NON HIGH-EFFICACY FIXTURE
- ⊕ H.E. WALL MOUNTED LIGHT FIXTURE
- ⊕ H.E. CEILING MOUNTED LIGHT FIXTURE
- ⊕ H.E. RECESSED/ FLUSH LIGHT FIXTURE 6" U.N.O.
- H.E. HIGH EFFICACY (FLUOR. OR L.E.D.)

**FLOOR PLAN LEGEND**

**WALL TYPE LEGEND:**

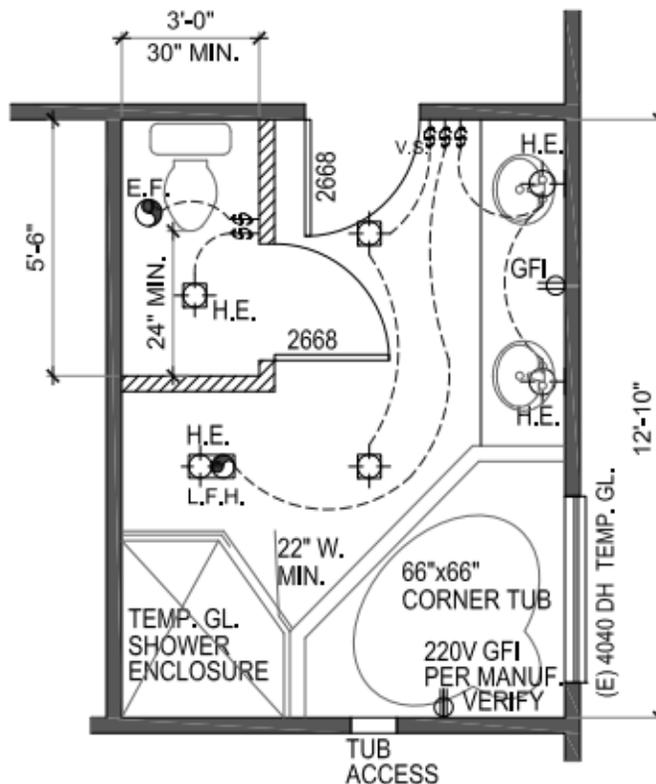
- EXISTING WALL TO BE REMOVED
- ===== EXISTING WALL TO REMAIN
- ////// NEW 2x4 WALL
- 2x6 2x6 2x6 2x6 NEW 2x6 STUD WALL (PLUMBING)

**DOOR/ WINDOW CALLOUTS:**

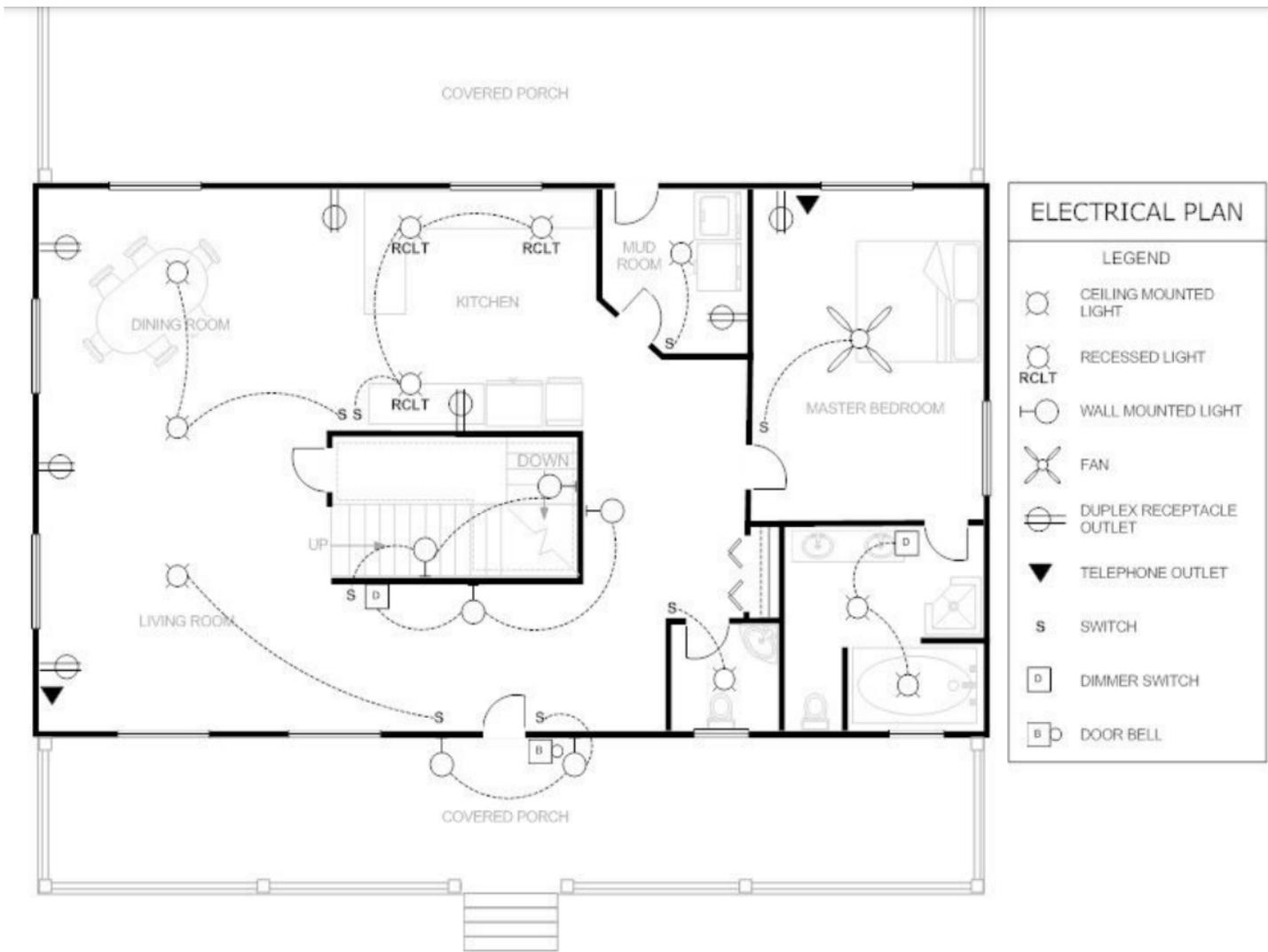
SIZE: INDICATES HEIGHT (4'-0")  
INDICATES WIDTH (3'-6")

**TYPE:**

- SL - SLIDING
- DH - DOUBLE HUNG
- SH - SINGLE HUNG
- FR. DR. - FRENCH DOOR
- TEMP. GL. - TEMPERED GL.
- OBSC. GL. - OBSCURED GL.
- CS - CASEMENT
- AWN - AWNING
- FX - FIXED PANE
- G.B. - GLASS BLOCK
- GL. - GLASS/ GLAZING
- S.C. - SOLID CORE



## SAMPLE FLOOR PLAN 2:



City of Hemet—Building & Safety Department

445 E Florida Ave

Hemet CA 92543

951-765-3871

Counter Hours: M-F 7:30AM - 5:00PM

\*For online submittals visit our website

[Hemetca.gov/68/Building-Safety](http://Hemetca.gov/68/Building-Safety)