



Economic and Community
Development
BUILDING DIVISION

General Requirements For Residential Bathrooms

GENERAL

1. Final inspection will require operational smoke detectors in all the bedrooms. Basement, adjoining hallway outside the bedrooms on every occupiable level of the home requires installation of smoke detector and carbon monoxide detector.

BUILDING

2. Minimum ceiling height is 7' clear, from the finished floor to the finished ceiling.
3. Insulation is required to be installed in all open walls or new construction, floors and ceilings open for construction between habitable space and non-habitable space, such as exteriors, garages crawl spaces and attics. Type or insulation required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling: R-30 – Floor: R-19
4. Drywall is required between the garage and the bath. The garage-side sheetrock shall be minimum 1/2" at walls and 5/8" type X at ceilings with habitable space above.
5. Windows within the tub/shower enclosure and the bottom exposed edge is less than 60 inches above the drain inlet shall be safety glazing.
6. Shower enclosure shall have non-absorbent finish to 72" minimum height.

ELECTRICAL

7. A dedicated bathroom circuit is required, multiple baths on the same circuit is allowed. All receptacles shall be GFCI protected. Newly installed receptacles shall be required to be tamper resistant.
8. GFCI receptacle shall be installed within 36" outside edge of each basin.
9. New lighting shall be a high efficacy lighting fixture or use of manual-on occupancy sensor.

PLUMBING

10. Toilets shall have a minimum of 30 wide clear space and a minimum of 24 inches clear space in front.
11. Beginning July 1, 2011 toilets shall be either, dual flush with an effective flush volume not exceeding 1.28 gallons and meet or exceed the minimum performance criteria as defined by the *WaterSense* program sponsored by the U.S. Environmental Protection Agency (EPA), or shall be a single flush toilet with an effective flush volume not exceeding 1.28 gallons per flush.
12. Shower compartments shall have a minimum of 1024 sq inches and shall be capable of encompassing a 30 inch circle to a height at least 70 inches above the threshold. Valves, shower head, soap dish and shelves may protrude into this space. Shower valve shall be pressure balanced or thermostatic mixing valve type.
13. Toilets shall be sealed at floor to base transition.

MECHANICAL

14. Back draft dampers are required on ventilation systems exhausting to the exterior.
15. Mechanical ventilation is required in new bathrooms and existing bathrooms without natural ventilation.
16. Bathroom fan shall have separate switch.

NOTE: Material approved for use within the tub or shower compartment shall be fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers.
No gypsum products.

EXCEPTION: Installation of molded one (1) piece enclosures may be installed over moisture resistant gypsum board.