

# BATH & KITCHEN REMODEL EXAMPLE



City of  
**SANTA ROSA**  
Planning & Economic  
Development - Building Division

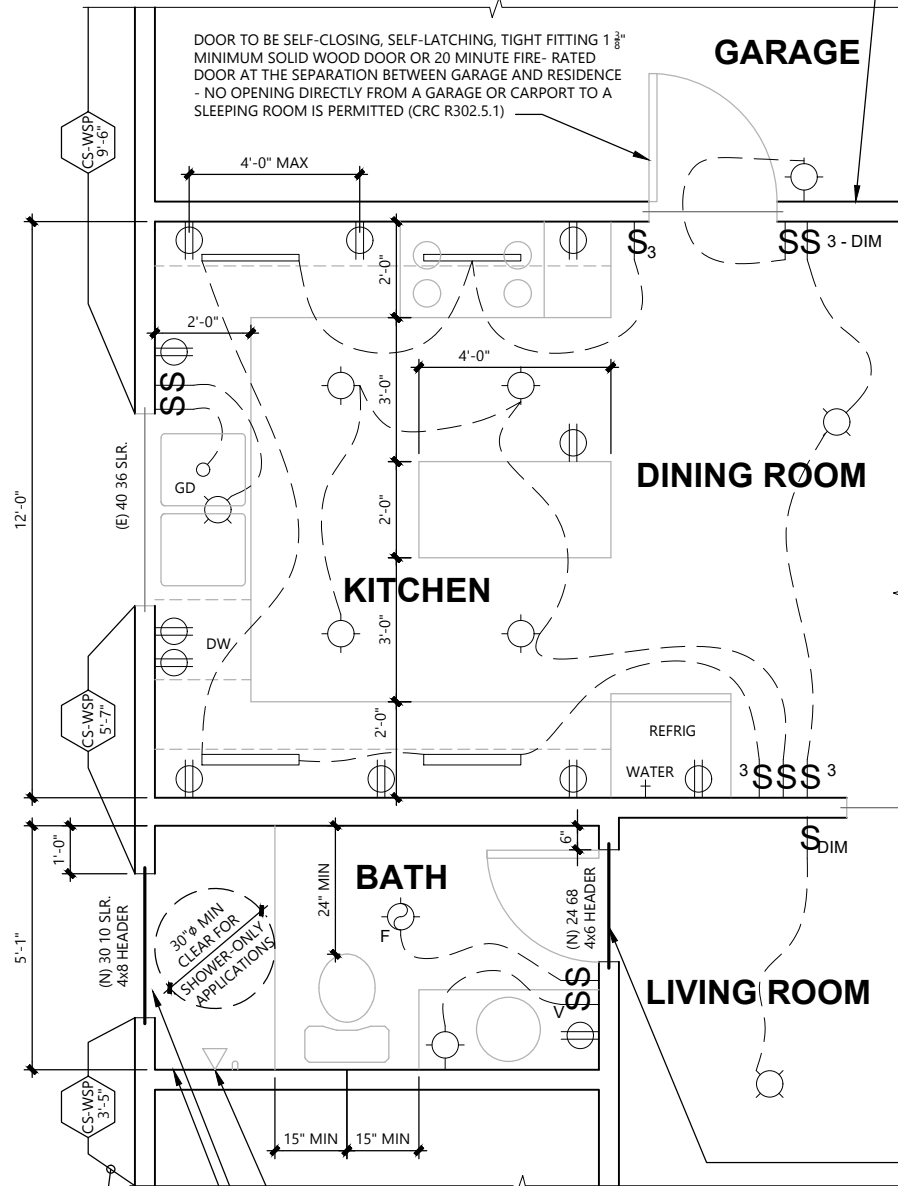
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THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER THE 2019 CALIFORNIA CODE CYCLE - INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT

**555 YOUR HOUSE WAY, SANTA ROSA, CA**

OCCUPANCY CLASS: R3 (SINGLE FAMILY RESIDENTIAL)  
CONSTRUCTION TYPE: VB (CONSTRUCTION OF ANY MATERIAL)  
FIRE SPRINKLERED: YES OR NO  
PLANS BY: DESIGNER'S NAME

DOOR TO BE SELF-CLOSING, SELF-LATCHING, TIGHT FITTING 1 3/8" MINIMUM SOLID WOOD DOOR OR 20 MINUTE FIRE-RATED DOOR AT THE SEPARATION BETWEEN GARAGE AND RESIDENCE - NO OPENING DIRECTLY FROM A GARAGE OR CARPORT TO A SLEEPING ROOM IS PERMITTED (CRC R302.5.1)



SHOWER CONTROL VALVES AND SHOWER HEADS MUST BE ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY (CPC 408.9) - ALSO SPECIFY ENCLOSURE TYPE (CURTAIN, TEMPERED SLIDER DOOR, ETC.)

GLASS TO BE TEMPERED IF WITHIN 60" OF DRAIN LEVEL (CRC R308.4.5)

PROVIDE WATER RESISTANT BACKER BOARD AND NON-ABSORBENT SURFACES AT THE TUB/SHOWER ENCLOSURES TO A HEIGHT OF 6' MINIMUM ABOVE FINISHED FLOOR (CRC R307.2)

\*\*\* IF ADDING OR EXPANDING OPENINGS IN BRACED WALL LINES, SPECIFY SUFFICIENT INFORMATION TO SHOW THE REMAINING LATERAL RESISTING SYSTEM IS SUFFICIENT PER THE CONVENTIONAL FRAMING SPECIFICATIONS OF CRC R602.10 (EXAMPLES: BRACED WALL TYPE AND MINIMUM LENGTH), AND/OR HIRE A CALIFORNIA LICENSED ENGINEER OR ARCHITECT TO PROVIDE CALCULATIONS & SPECIFICATIONS (CRC R301.1, R301.1.3)

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC BY NOT LESS THAN 3/4" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE - 5/8" TYPE "X" GYPSUM BOARD IS REQUIRED AT THE CEILING OF GARAGES WITH HABITABLE ROOMS ABOVE THE GARAGE.

**PLUMBING FIXTURE EFFICIENCY NOTES:**

- MAXIMUM FLOW RATES FOR NEW FIXTURES:  
WATER CLOSETS (TOILETS) < 1.28 GALLONS PER FLUSH  
SHOWERHEADS < 1.8 GALLONS PER MINUTE  
KITCHEN FAUCETS < 1.8 GALLONS PER MINUTE  
LAVATORY FAUCETS < 1.2 GALLONS PER MINUTE
  - WHEN THE ADDITION/ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE: REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES IN THE RESIDENCE PER CALGREEN SECTION 301.1.1. NON-COMPLIANT FIXTURES:  
WATER CLOSETS (TOILETS) > 1.6 GALLONS PER FLUSH  
SHOWERHEADS > 2.5 GALLONS PER MINUTE  
INTERIOR FAUCETS > 2.2 GALLONS PER MINUTE
- REFERENCES: (CPC 401.3, CALGREEN 301.1.1, CIVIL CODE 1101.1, CPC 411.2, CPC 408.2, CPC 420.2.2, CPC 407.2.2)

**ELECTRICAL NOTES:**

- GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AT ELECTRICAL OUTLETS IN BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED AREAS, KITCHENS, LAUNDRY ROOMS, AND WITHIN 6'-0" OF BATHTUBS, SHOWER STALLS, OR SINKS (CEC 210.8(A))
- ARC FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED IN A READILY ACCESSIBLE LOCATION AT ELECTRICAL OUTLETS IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS/AREAS (CEC 210.12 (A))
- AT LEAST ONE ELECTRICAL RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER & A SHORT DIMENSION OF 12" OR GREATER (CEC 210.52(C)(2))
- ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS SHALL BE SPACED AT 4'-0" O.C. MAXIMUM WITH NO POINT ALONG THE WALL MORE THAN 2'-0" FROM AN OUTLET (CEC 210.52(C)(1))
- PROVIDE A MINIMUM OF (1) SEPARATE 20A CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLET(S) (CEC 210.11(C)(2))
- PROVIDE A MINIMUM OF (1) SEPARATE 120V, 20A CIRCUIT TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))
- PROVIDE A MINIMUM OF (1) SEPARATE 120V, 20A CIRCUIT TO SUPPLY GARAGE RECEPTACLE OUTLETS (CEC 210.11(C)(4))
- PROVIDE A MINIMUM OF (2) 20A CIRCUITS FOR OUTLET RECEPTACLES NOT LISTED IN ITEMS 5-7 (CEC 210.11(C)(1))
- EACH BATHROOM (WITH A SHOWER AND/OR BATH) SHALL BE MECHANICALLY VENTILATED - BATHROOM FANS MUST HAVE A CAPACITY OF 50CFM MINIMUM IF CONTROLLED, & 25CFM IF CONTINUOUS, BE ENERGY STAR COMPLIANT, & HAVE HUMIDITY CONTROL (CALGreen 4.506, ANSI/ASHRAE TABLES 5-1 & 5-2, CMC TABLE 403.7)
- KITCHEN RANGE HOODS SHALL HAVE A MINIMUM FLOW RATE OF 100CFM (CEnC 150.0(c)(2)(B))

**LIGHTING NOTES:**

- ALL LIGHTING MUST BE HIGH EFFICACY\* (CEnC 150.0(k)(1))
- EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEMS (CEnC 150.0(k) (2)(B))
- LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF (CEnC 150.0(k)(2) (C))
- UNDER-CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING (CEnC 150.0(k)(2)(K))
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY (CEnC 150.0(k)(2)(I))

\* HIGH EFFICACY REFERS TO LUMINAIRES THAT COMPLY WITH CEnC TABLE 150.0-A

IF ALTERING WALLS - PROVIDE INFORMATION ON HEADER SIZES, WALL FRAMING SIZES AND SPACING, CONNECTION AT TOP AND BOTTOM OF WALL, & TYPICAL FASTENERS/CONNECTIONS\*\* - IF INTERIOR WALLS SUPPORT LOAD FROM ABOVE OR ARE PART OF A BRACED WALL LINE, PROVIDE INFORMATION FOR THE FRAMING SUPPORTED (ABOVE), THE FRAMING/FOUNDATION SUPPORTING (BELOW), & INFORMATION PER \*\*\*

\*\* PROVIDING A TYPICAL FASTENER LIST OR TABLE SIMILAR TO CRC TABLE R602.3(1) IS A GOOD WAY TO REPRESENT MUCH OF THE NECESSARY INFORMATION

## FLOOR PLAN

LEGEND: FOR LARGER PROJECTS, PROVIDE A COMPLETE LEGEND FOR ALL SYMBOLS.