
RESIDENTIAL BATHROOM ALTERATION REQUIREMENTS

A building permit is required for all new, relocated, or remodeled bathrooms. A permit is also required when repairing or replacing damaged shower compartment framing.

The following bathroom projects may be processed with a permit application only (no plans required):

- Like-for-like bathroom remodels and repairs (no changes to layout or fixture locations).
- Replacement of an existing bathtub with a shower compartment not exceeding 36" x 60", with no changes to the existing layout.

The following bathroom projects may be processed either through our Over the Counter (OTC) program or through the standard plan review process, depending on the scope of work (Plans are required):

- New bathroom installations in areas that were not previously bathrooms (for example, converting a closet or office into a bathroom).
- Bathroom remodels involving layout changes, including relocating or adding fixtures or removing walls. New window or window enlargements over 15 feet in height may require Planning review; please contact the Planner on Duty at pod@cityofpleasantonca.gov to review your project prior to submitting a building permit
 - If structural (load-bearing) walls are proposed to be removed or altered, structural calculations and supporting documentation prepared by a qualified design professional must demonstrate the modification to maintain a continuous load path.
- Curbless shower conversions that require alterations or recessing of the floor framing to achieve a zero-threshold condition shall include structural details and supporting calculations.

First-round review is typically completed within three weeks, depending on the completeness of the plans submitted. Applications, plans, and supporting documents shall be uploaded through our ACA system (Accela Citizen Access) online at: [Accela Portal](#)

The following are plan submittal requirements:

Cover sheet shall be provided with the following information:

- Include property owner's name, site address, phone number and Assessor's Parcel Number (APN).
- Indicate the applicable codes and regulations in effect at the time of application (e.g., 2025 California Building Code, California Residential Code, California Electrical Code, California Plumbing Code, California Mechanical Code and City of Pleasanton Municipal Code).
- A complete scope of work describing all the work which will be performed under the building permit.

Building requirements:

- Provide an Existing floor plan showing the current layout of the dwelling and bathroom area, including all existing plumbing fixtures (toilet, lavatory, tub/shower), walls (indicate load bearing), doors, and windows.
- Provide a floor plan showing the proposed bathroom layout, including the location of all plumbing fixtures (toilet, lavatory, tub/shower), as well as any new, or reconfigured walls, doors, and windows.
- Safety (tempered) glass is required for any window located within 60 inches of a bathtub or shower and where the bottom of the window glass is less than 60 inches above the floor or standing surface. Tempered glass must have a permanent manufacturer's safety label visible on the glazing.
- Provide a minimum of 3 square feet of window glazing area, with at least 50% openable or provide artificial lighting and mechanical ventilation with an exhaust fan rated at 50 CFM (intermittent) or 20 CFM (continuous) that vents directly to the exterior.

- Tile backer materials used in tub and shower enclosures shall be glass mat/fiber-reinforced gypsum panels or fiber-cement/fiber mat backer board, installed in accordance with the manufacturer's instructions. Water-resistant gypsum board may be used when attached directly to studs and covered with a minimum Grade B building paper and wire lath, with tiles installed over the lath. Other materials can be used in shower compartments if they are listed for use and are installed per the manufacturer's installation instructions.
- Smoke alarms and carbon monoxide alarms shall be installed in required locations prior to final inspection.

Plumbing Requirements:

- Shower compartment and bathtubs with shower heads installed shall have walls finished with a nonabsorbent surface for a minimum of 6 feet above the floor.
- Shower compartments shall have a minimum finished interior of 1,024 square inches and be capable of encompassing a 30-inch diameter circle. Any doors shall swing out of the enclosure and have a clear opening of 22 inches minimum.
- Shower floors shall be constructed with an approved shower pan or a site-built watertight liner (such as a hot mop). The liner shall extend at least 3 inches up the surrounding walls and be sloped (1/4 inch per foot – 1/2 inch per foot) toward the drain to ensure proper drainage.
- Shower receptors with a curb or threshold must have a water dam between 2 inches and 9 inches in height (measured from the top of the drain), finished floor slope shall be properly sloped toward the drain (between 1/8 inch and 1/2 inch per foot), and include a watertight nailing flange extending at least 1 inch above the receptor sides, installed per the manufacturer's instructions.
- Minimum 2" drain shall be provided for shower compartments.
- Any new or replaced shower mixing valve (including tub/shower or whirlpool combinations) shall be pressure-balancing or thermostatic and set to a maximum temperature of 120°F. Shower control valves and showerheads must be installed on the sidewall (or arranged so the spray does not discharge at the entrance) to allow the user to adjust the water before stepping into the shower.
- Toilets and bidets shall be installed at least 15 inches from the centerline to any side wall or obstruction, and at least 30 inches center-to-center from another similar fixture.
- A minimum of 24 inches of clear space shall be provided in front of a lavatory (vanity), water closet (toilet), or bidet.
- All plumbing fixtures, including water closets (toilets), that are in contact with the wall or floor shall be properly caulked and sealed to create a watertight joint.
- For curbless shower installations, the entire floor area within the same room shall be considered a wet location. Waterproofing shall be provided throughout the entire room containing the curbless shower.

Water-Efficient Plumbing Fixtures

When a building permit is issued for remodeling, all existing non-compliant plumbing fixtures throughout the home must be upgraded to current water-efficient standards Required maximum flow rates:

- Toilets: 1.28 gallons per flush (GPF).
- Bathroom faucets: 1.2 GPM at 60 PSI.
- Showerheads: 1.8 gallons per minute (GPM) at 80 PSI.
- Kitchen faucets: 1.8 GPM at 60 PSI.

Mechanical Requirements:

- Bathrooms containing a tub or shower shall be equipped with a mechanical exhaust fan with a backdraft damper that vents directly to the outdoors. The fan shall be rated for a minimum of 50 CFM (intermittent operation) or 20 CFM (continuous operation)

Electrical Requirements:

- Provide at least one dedicated 20amp circuit, GFCI protected and tamper-resistant outlet. Receptacle outlets shall be installed within 3 feet of the outside edge of each lavatory basin and no lower than 12" measured from Laboratory countertop. Circuits dedicated to bathroom receptacles shall not serve outlets outside of the bathrooms.
- Receptacles are not permitted inside a bathtub or shower, or within 3 feet of the outside edge. (*Exception:* One receptacle is allowed for an electric toilet or bidet seat if readily accessible and not located between the toilet and the tub or shower.)
- A bathroom shall have a wall switch–controlled lighting outlet, and one lighting fixture shall be controlled by a vacancy sensor.
- Bathroom exhaust fans and lighting fixtures shall be controlled by separate switches. Bathroom fans shall be controlled by Humidity sensors.
- Other electrical components (i.e., Jacuzzi tubs, radiant heat flooring, towel warmers, steamers) shall be installed per manufacture installation guide.
- Lighting fixtures and ceiling fans with light kits are not permitted within 3 feet horizontally and 8 feet vertically from the top of a bathtub or shower threshold (including directly over the tub or shower).

Inspections Procedures

Rough Inspection Procedure (Inspection code 404- 407):

- Wall, floor, and ceiling framing, including structural modifications, shall comply with approved plans and all applicable building codes.
- Window locations shall be verified to determine if safety glazing is required for final.
- All new or relocated plumbing rough-ins, including drain, waste, vent, and water supply piping, shall be complete and under required pressure test.
- Shower pan liner (if applicable for this inspection) shall be installed, sloped towards drain 1/4 inch-1/2 inch per foot towards drain, and under required water test (24-hour test) at time of inspection.
- Exhaust fans shall be installed with ducting routed to the exterior approved location and equipped with a backdraft damper.
- Electrical rough wiring shall be complete, including boxes, nail plates, required clearances, dedicated 20-amp bathroom receptacle circuit, lighting outlet(s), and fan wiring.

Wet wall and shower pan inspection (Inspection code 504 & 505):

- Verify proper waterproofing system has been installed per manufacture instructions.
- Nonabsorbent wall finishes to extend minimum 6 feet above shower floor.
- Shower pan liner (if applicable for this inspection) shall be installed, sloped towards drain 1/4 inch-1/2 inch per foot towards drain, and under required water test (24-hour test) at time of inspection.
- Shower pan filled and under required water test (24-hour test) at time of inspection.

Final Inspection (Inspection code 999):

- Proper lighting and exhaust fan controls were installed, GFCI protection provided where required, and all receptacles, switches, and fixtures properly installed and operational.
- All plumbing fixtures shall be properly installed, securely fastened, caulked and sealed.
- Final shower compartment floor shall slope toward the drain between 1/8 inch - 1/2 inch per foot.
- P-trap installed at lavatory and free of leaks.
- Smoke alarms are required in bedrooms, in hallways/areas leading to bedrooms, and on each level of the home. Carbon monoxide alarms are required outside of sleeping areas and on each level of the home where required by code. Smoke alarms and carbon monoxide alarms may be verified by the inspector during the inspection, or a Smoke/Carbon Monoxide Alarm Certification Form completed and signed by the homeowner or property manager may be submitted to the Building Inspector. Smoke detector/carbon monoxide certification form can be found here: [Smoke/Carbon Certification Form](#).

Projects Address:

200 Old Bernal Ave
Pleasanton Ca, 94566

Project Data: Occupancy:

R3 Construction type: VB

Fire Sprinklers: No

SCOPE OF WORK:

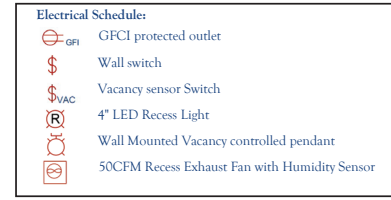
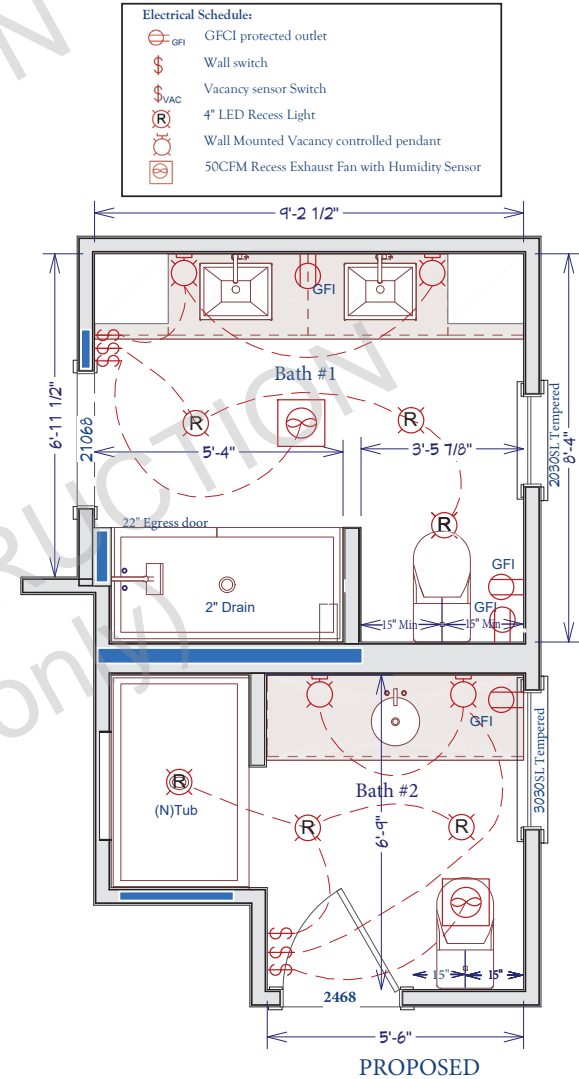
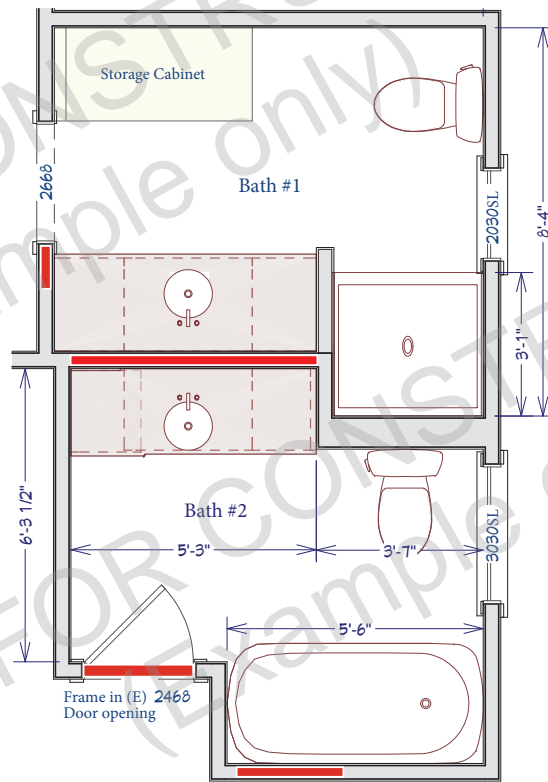
- Demo existing bathrooms shower/tub compartments, storage cabinets, vanity, and water closets.
- Relocate Vanity, water closet, tub and shower compartments. In bath #1 & Bath #2
- Remove bathtub in Bath #2 and convert to shower compartment.
- Remove existing windows and replace them with tempered windows, like-like.
- Install 50CFM exhaust fans with built in humidity sensors
- Install electrical and plumbing as needed to accommodate new layout Install finishes per spec.

Applicable Building Codes:

2025 California Building Code, California Residential Code, California Electrical Code, California Plumbing Code, California Mechanical Code, a Energy/Green Building code and City of Pleasanton Municipal Code).

General Bathroom Remodel Requirements.

1. Bathroom ceiling height minimum 6' 8". Sloping ceilings are allowed at a height of 5' if plumbing fixture is capable of being used as intended. CRC R313.1.
2. Water closet shall have a clear space of 15" minimum from side of centerline to any obstructions. Minimum of 24" clearance in front of water closet. CPC 402.5.
3. Shower compartments shall measure a minimum of 1,024 square inches and be capable of encompassing a 30" diameter circle in any direction. Shower pan shall slope a min 1/4" per foot and a max. 1/2" per foot. Shower doors shall open with a minimum 22" unobstructed opening for egress. CPC 408.6/408.7/408.8.
4. Minimum waste outlet for showers is a 2" drain. CPC408.5.
5. Materials used as backers for wall tiles in tub and shower area shall be materials listed in table R702.4.2 and installed per manufacturer Installation guide.
6. Glazing in walls or enclosures containing or facing tubs or showers that measure less than 60" vertically from walking surfaces and are within 60" horizontally from the water's edge shall be of safety glazing type. CRC R324.4.5.
7. Maximum flow rates: showerheads 1.8 gallons per minute, lavatory 1.2 gallons per minute and water closet 1.28 gallons per flush. 4.303 Green Building Code.
8. All plumbing fixtures, including water closets (toilets), that are in contact with the wall or floor shall be properly caulked and sealed to create a watertight joint.
9. Dedicated GFI protected 20amp branch circuits shall be provided for bathroom receptacles. One outlet may serve two basins provided it is located between the two basins and within 3ft of each basin. A Receptacle shall be in a wall or partition that is adjacent to the basin countertops not less than 12" below countertops. CEC 210.8 (A), CEC210.11 (C)(3), CEC 210.52(D)
10. Receptacles are not permitted inside a bathtub or shower, or within 3 feet of the outside edge. CEC406.9 (C).
11. A bathroom shall have a wall switch-controlled lighting outlet, and one lighting fixture shall be controlled by a vacancy sensor.
12. Bathroom exhaust fans (min 50CFM) and lighting fixtures shall be controlled by separate switches. Bathroom fans shall be controlled by Humidity sensor.
13. Cutting, notching, and drilling floor members shall comply with CRC 502.8
14. Cutting, notching, and drilling wall members shall comply with CRC 602.6
15. Smoke detectors shall be installed in each sleeping room, adjoining hallways, and on each level of a dwelling. CRC 310.3.
16. Carbon monoxide detectors shall be installed in dwellings with fuel fired appliances, fireplaces, or attached garages. They shall be installed outside of each sleeping area, and on each level of a dwelling. CRC 311.3.



Example of Bathroom Remodel Plans

FLOOR PLAN
3/8" = 1'

SHEET NUMBER
REVISION #1

Existing/Proposed

Plans prepared by: XXXXXX Construction
Company Name/Address/Phone #
Mike Smith Signature:

Jane & John Doe
XXX Old Bernal Ave Pleasanton, CA 94566
APN: 094 015700509
Phone # 925-XXX-XXX

DATE: 6/1/2025