



## CITY OF FOSTER CITY

Community Development Department

Building Division

610 Foster City Blvd, Foster City, CA 94404

Phone: 650-286-3227 | Email: [building@fostercity.org](mailto:building@fostercity.org)

## BATHROOM REMODEL FOR ONE-TO-TWO FAMILY DWELLINGS

### SUBMITTAL REQUIREMENTS

A permit is required for all bathroom remodels. A permit shall be obtained prior to the start of the work.

Three (3) sets of plans **wet-signed** by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted **must be legible** to facilitate digital imaging for permanent record.

For electronic submittal, please visit <https://permit.fostercity.org/etrakit/>.

If the property is overseen by the Homeowners Association a letter of authorization signed by the HOA, is required.

A permit is required for bathroom remodels that include replacement of the tub/shower enclosure. A permit is not required for replacement of a standard toilet in the same location (*replacement fixture shall not exceed 1.28 GPF*).

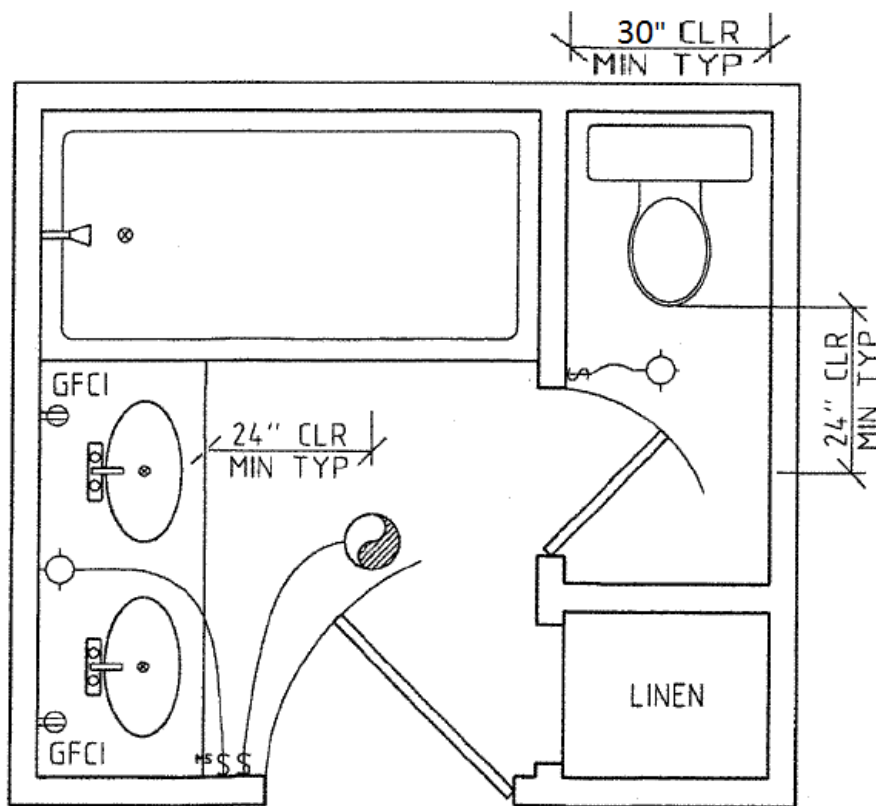
The following list of general code requirements based on the adopted 2022 California Codes, is provided for general information. If you have any questions, contact the Building Inspection Division at (650) 903-6313 during regular business hours.

### BASIC CODE REQUIREMENTS

- All electrical receptacles shall be GFCI protected (CEC 210.8A1). At least one receptacle outlet shall be installed in bathrooms within 3 feet of the outside edge of each basin (CEC 210.52(D)).
- In addition to the number of branch circuits required by the CEC, at least one 120-volt, 20 amperes branch circuit shall be provided to supply the bathroom(s) receptacle outlet(s). Such circuits shall have no other outlets (CEC 210.11(C)(3)).
- Electrical panels shall not be installed in bathrooms (CEC 240.24E).
- Recessed light fixtures in tub/shower enclosures must be listed for a damp or wet location (CEC 410.10A).
- Toilet fixture clearance shall be a minimum of 24" in front of toilet and 15" from centerline. If existing conditions cannot be complied with, contact the Building Inspection Division (CPC 402.5).
- Lavatory fixture clearance shall be a minimum of 24" in front of lavatory (CPC 402.5).
- Plumbing vents shall be located a minimum of 10 feet from, or not less than 3 feet above any opening. Additionally, vents shall not be less than 3 feet in every direction from the lot line (CPC 906.2).
- Shower compartment must have a finished interior area of not less than 1,024 square inches which shall accommodate a circle with a minimum diameter of 30" (CPC 408.6).
- Pressure balanced or thermostatic mixing valves are required for shower and tub-shower combination plumbing installations. Additionally, for bathtubs and whirlpool bathtubs, the maximum hot water temperature discharging from the filler spout shall be limited to 120°F., the water heater thermostat shall not be considered a control for meeting this provision (CPC 408.3).
- Shower compartments and areas above bathtubs shall be finished with non-absorbent surface, a minimum of 6 feet (72 inches) above the floor (CRC R307.2).
- Safety glazing is required on windows within tub or shower area when the bottom exposed edge of the glazing is less than 60" inches above a standing or walking surface (CRC R308.4.5).

- Safety glass (tempered or laminated) is required for all glass shower doors and partitions (CRC R308.4.1).
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). (CEnerC 150.0(k)2A).
- For any bathroom containing a bathtub, shower, or tub/shower combo an exhaust fan is required for purposes of humidity control (CRC R303.3.1, CMC 402.5 & CGC section 4.506). Exhaust fan shall be separate from lighting switch. An operable window is not a permissible means of providing humidity control.
- Newly installed plumbing fixtures shall be water-conserving in compliance with (CGC 4.303). Water closets shall not exceed 1.28 gallons per flush, showerheads shall not exceed 1.8 gallons per minute, and new lavatory faucets shall not exceed 1.2 gallons per minute.

*\*All Existing plumbing fixtures not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Fixtures Replacement requirements – Self Certification Form available.*



**BATHROOM**  
**Example - Floor Plan**

**OTHER RELATED HANDOUTS**

- Smoke Detector & Carbon Monoxide requirements
- GFCI & AFCI requirements
- Self-Certification - Plumbing fixtures