



# Town of Atherton

## General Notes For Residential Bathroom Remodels

1. ***It is unlawful*** for any person to damage or harm a Heritage Tree by any means whatever, including, without limitation, vehicles, machinery, or building supplies or material (including fluids) during any construction or renovation of structures on the parcel.
2. ***Smoke Alarms*** are required in all sleeping rooms and their access hallways, plus at least one per floor level or basement, per California Building Code section 907.2.10.
3. ***Ventilation Requirements:***
  - A. There shall be an operable window with a minimum size of 3 square feet, one half of which must be operable; or provide a minimum of 50 cubic feet per minute mechanical ventilation.
  - B. Bath fans shall be vented to the exterior (at least 3 feet away from any air intake into the building).
4. ***Toilet Requirements:***
  - A. Toilet spaces shall be at least 30" wide; with at least 24" clear in front of the water closet.
  - B. All new water closets shall be *low-flow* (1.6 gallons maximum flush).
  - C. Toilet base shall be caulked to finished floor.
5. ***Tub & Shower Requirements:***
  - A. Shower wall finish (tile or other impervious material) shall extend a minimum of 70" above the drain.
  - B. All shower compartments, regardless of shape, shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30-inch circle.
  - C. Safety glazing is required for tub and shower enclosures, panels, and doors.
  - D. Base material beneath shower pan shall slope  $\frac{1}{4}$  inch per foot minimum to a 2-inch drain.
  - E. Tub & shower valves must be approved pressure-balanced or thermostatic mixing type adjusted to 120°F maximum.
  - F. Steam showers shall have an approved membrane and a sloped ceiling (2" per foot minimum).
6. ***Electrical Requirements:***
  - D. Each bathroom must be provided with a minimum of one 20-amp circuit.
  - E. GFCI protection shall be provided for all receptacle outlets. At least one outlet shall be provided adjacent to each sink.
  - F. Lighting shall be provided by high efficiency fixtures (e.g. fluorescent) or be controlled with an occupant sensor with control that does not allow the fixture(s) to be automatically turned on or allow the fixture to be always on. Light fixtures over tubs and showers shall be listed for damp use.
7. ***Additional Requirements:***
  - A. Traps shall be 17-gauge metal minimum or other approved material.
  - B. Backflow devices shall be at all hand-held faucets.