CHECKLIST for NON-STRUCTURAL BATHROOM REMODEL

Design Criteria:
♦ Seismic Zone D2 OR provide analysis and calculations from California Registered Engineer
♦ Basic ultimate velocity 110 exposure C OR provide wind speed calculations from California Registered Engineer
♦ Climate Zone 12; Soil Bearing pressure of 1,500 psf in accordance with geotechnical report.

Drawing Criteria:
Drawing sizes shall be a minimum of 11” x 17” to a maximum of 30” x 42” inches and all pages shall be the same size. Plans must be clear and legible; non-legible plans will not be accepted. Scale shall be 1/4” inch per foot for structural and architectural; 1” inch = 20 feet for site plans.

Plans must be wet-signed by the preparer on each page. Architects/Engineers must affix their seal and wet-sign (cover sheet of supporting documents to be wet-signed).

Prepared Plans:
♦ Plans may be prepared by any person if conforming to the Conventional Framing Requirements of the CA Residential Code and approved framing charts for single family dwellings not more than two stories, plus basement, in height.
♦ Structural elements that do not conform to the conventional framing requirements must be designed by a California Registered Engineer.

Building Plans: 2 Sets
☐ Floor Plan – ALL Rooms, Windows & Doors must be labeled
  • Identify Existing Floor Plan and Proposed Changes
☐ Floor Framing Plan
☐ Total square footage of improvements
☐ Smoke/Carbon Monoxide Detector locations
☐ Pressure balanced or thermostatic mixing valve
☐ At least one dedicated 20 amp branch circuit
☐ GFCI protected receptacle for jacuzzi/whirlpool tub
☐ Structural Plans, Details and/or Calculations
☐ Electrical, Plumbing & Mechanical Plans
☐ Ventilation, exhaust fan or operable window
☐ All bathroom lighting complying with Title 24 lighting requirements
☐ Toilet clearances
☐ Indicate maximum water flow rates of fixtures.
☐ Minimum size shower compartment and pan
☐ Safety glazing for hazardous location(s)
☐ GFCI receptacle within 3 ft. of sink
☐ Low flow plumbing fixtures

This is not a complete list of all required submittals and additional information may be required to facilitate plan review. Other County departments and/or public agencies may have to review the plans before permits can be issued.

Supplemental Forms:
☐ Building Permit Application
☐ Owner Builder form, if applicable
☐ Authorization of Agent form, if applicable

Submittal will expire if permit is not issued within 180 days of approval or if the applicant fails to respond to plan review comments within 180 days of notification.

Please be aware that various departments/agencies will apply fees at the time of plan submittal and permit issuance.