



BUILDING

- Minimum ceiling height in a bathroom is 6'-8" clear, from the finished floor to the finished ceiling.
- Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as exteriors, garages, crawl spaces and attics. Type of insulation typically required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling R-30 – Floor R-19)
- Water resistant drywall must be installed at all wet locations (*Not for direct tile application in a shower stall*). **Green board shall not be used in a wet location or on ceiling**. Do not install a vapor barrier behind water resistant drywall. Do not install the water resistant drywall on the ceiling unless the ceiling joist are no greater that 12" apart.
- Concrete board requires a vapor barrier to be installed between it and the drywall and or framing. Corrosion resistant fasteners must be used.
- Bathrooms with steam showers shall have a min. sloped ceiling 1" to 2" per foot. Walls and ceilings shall have an approved **Water proofing system** installed. GREEN BOARD IS PROHIBITED IN STEAM SHOWERS for tile backing.
- Windows within 60" of the tub or shower drain require safety glazing. Windows within 24" of door jambs shall be safety glazed.
- All shower and tub door assemblies and glass splashguards shall have safety glazing.

ELECTRICAL

- The 20-amp bathroom circuit shall only serve receptacles within the bathroom. The circuit may serve the receptacles and lights in stand-alone bathrooms. The circuit may serve multiple bathrooms for receptacles **ONLY**. *No motors loads shall be on the bathroom circuit.
- Receptacles are to be located within 36" of the sink edge and are to be GFCI protected.
- Hydromassage Bathtubs are required to be GFIC protected and the disconnect must be within sight of the motor. The motor must be accessible.
- Light fixtures located in wet location must be listed for wet location and require water resistant trims.
- Electrical panels are prohibited in bathrooms.
- All plugs must be tamper resistant.

PLUMBING

- A listed anti-scald/ pressure balance valve is required in all bathtub and shower compartments.
- Shower waste pipe must be a minimum of 2."
- Shower pans: minimum size 1,024 sq inches min. interior diameter 30".
- Plastic liners and underlayment must be sloped a minimum of ¼" to the drain and be wrapped up the wall a minimum of 3 inches above the dam. A water test is required to verify the pan does not leak and to verify the weep holes are draining correctly.
- All fixtures must be individually vented and trapped. Air admittance valves (Cheater vents) are **NOT** permitted to be used.
- All new plumbing piping is required to be tested with 10' head of water above the highest fixture or an air test of 5lbs.
- Toilets require a net clear area of 30" in width and 24 "clear space in front.
- Toilets and all plumbing fixtures must be sealed at all wall and floor penetrations.

MECHANICAL

- Mechanical ventilation will be required in the bathroom and shall be separately switched.
- Back draft damper is required on ventilation systems exhausting to the exterior. Exhaust piping must insulated and terminate a minimum of 3 feet from windows and doors.
- The following items are not permitted to be located in a bathroom: *Furnace, *water heaters and return air plenums (* Ok if located in an adjoining closet and direct vent units or electrical appliances)

GENERAL

Final inspection will require operational smoke detectors on each level, in all the bedrooms, and one outside each bedroom located within ten feet of the bedroom. Carbon monoxide detectors are required on each level where bedrooms are located.

RESIDENTIAL BATHROOM MINIMUM CLEARANCES

