



City of Milpitas

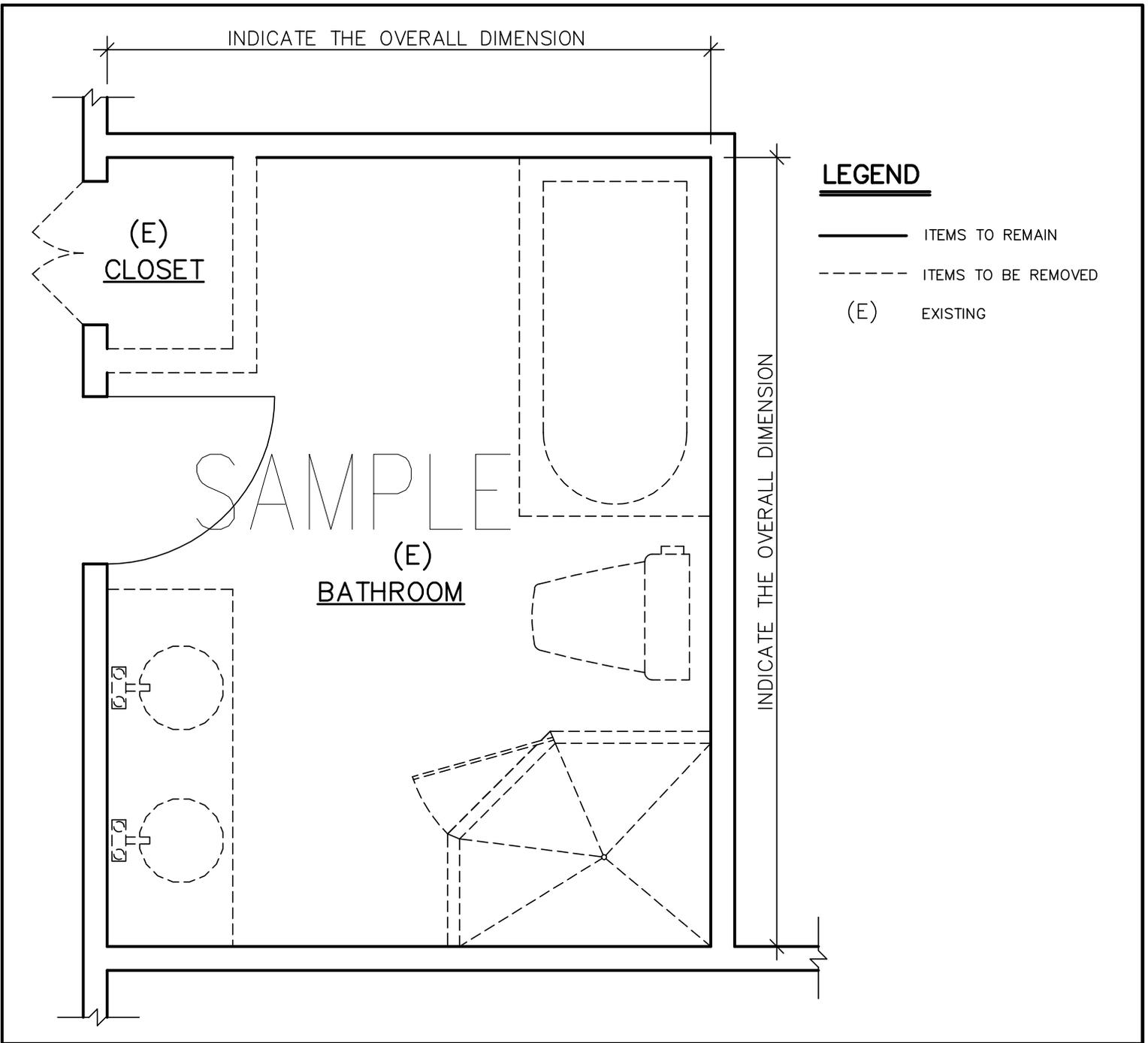
Building & Safety Department

DESIGN GUIDELINES FOR RESIDENTIAL BATHROOM REMODEL



455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.ci.milpitas.ca.gov

May 2014



A EXISTING LAYOUT / DEMOLITION
(PLAN VIEW)

The purpose of preparing this plan is to show

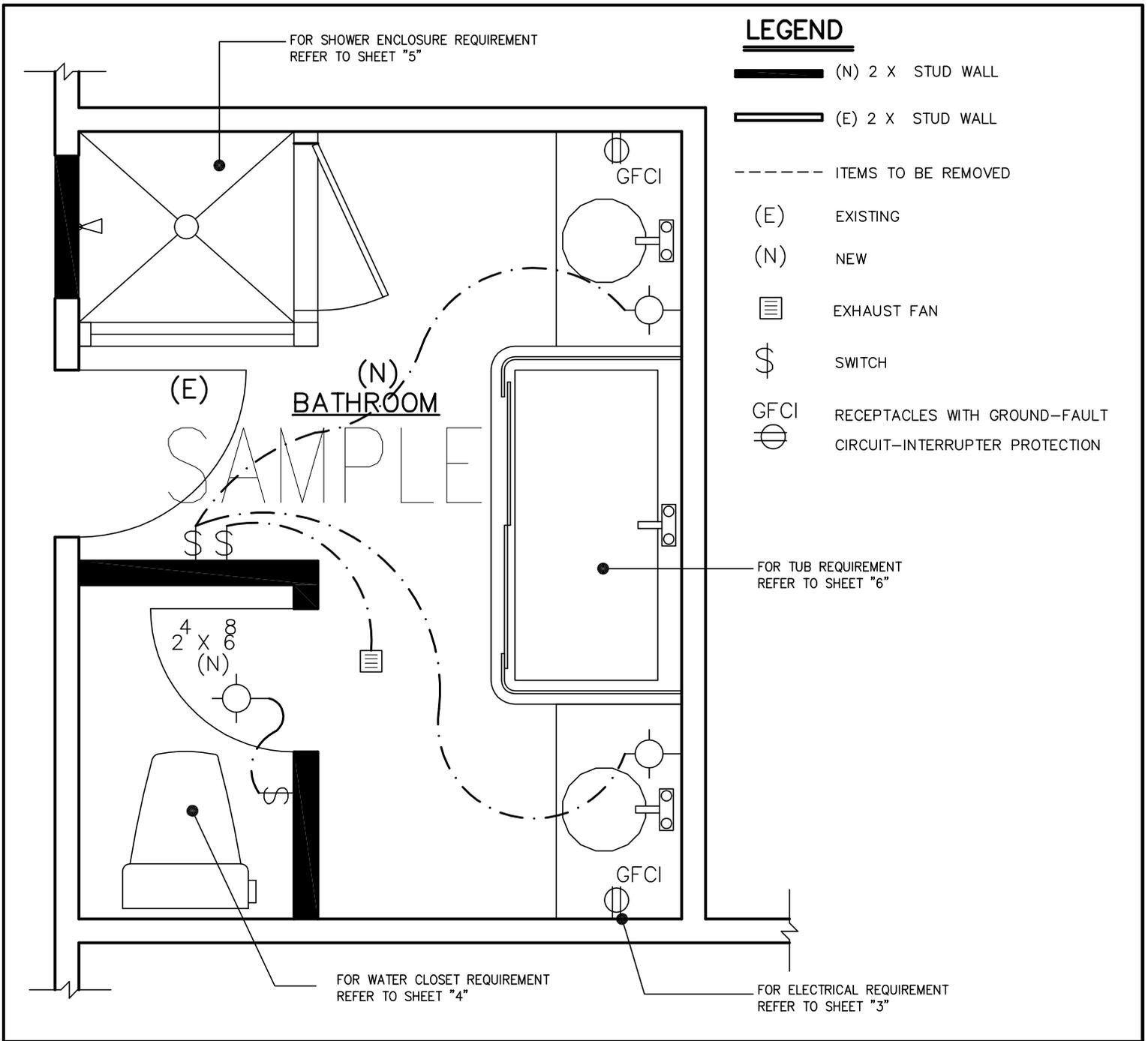
- 1) What is the existing layout
- 2) Which Items are going to be removed & which items will remain as existing

In this example all (E) plumbing fixtures, portion of (E) closet wall inside bathroom and (E) closet door are going to be removed.

REV.	DATE	BY:	SCALE: N.T.S
			DATE: DEC. 2010
			DRAWN BY: BK.

City of Milpitas
Building & Safety Department
BATHROOM REMODEL
EXISTING LAYOUT / DEMOLITION

SHEET
1
OF 7 SHEETS



A **PROPOSED LAYOUT**
(PLAN VIEW)

The purpose of preparing this plan is to show

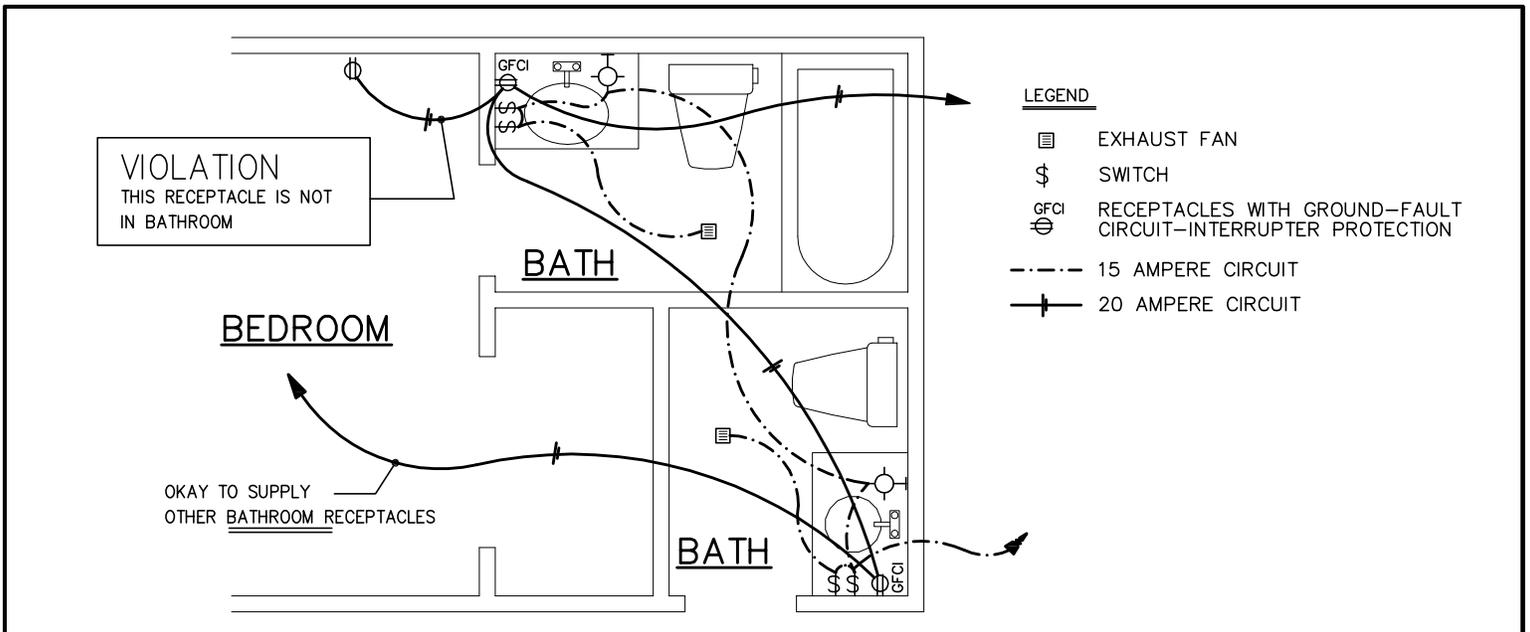
1) What is the proposed layout

In this example: Install (N) Shower & Enclosure in previous (E) closet location, (N) water closet and (N) walls for water closet enclosure, two new vanities and sinks, and Tub with glass enclosure.

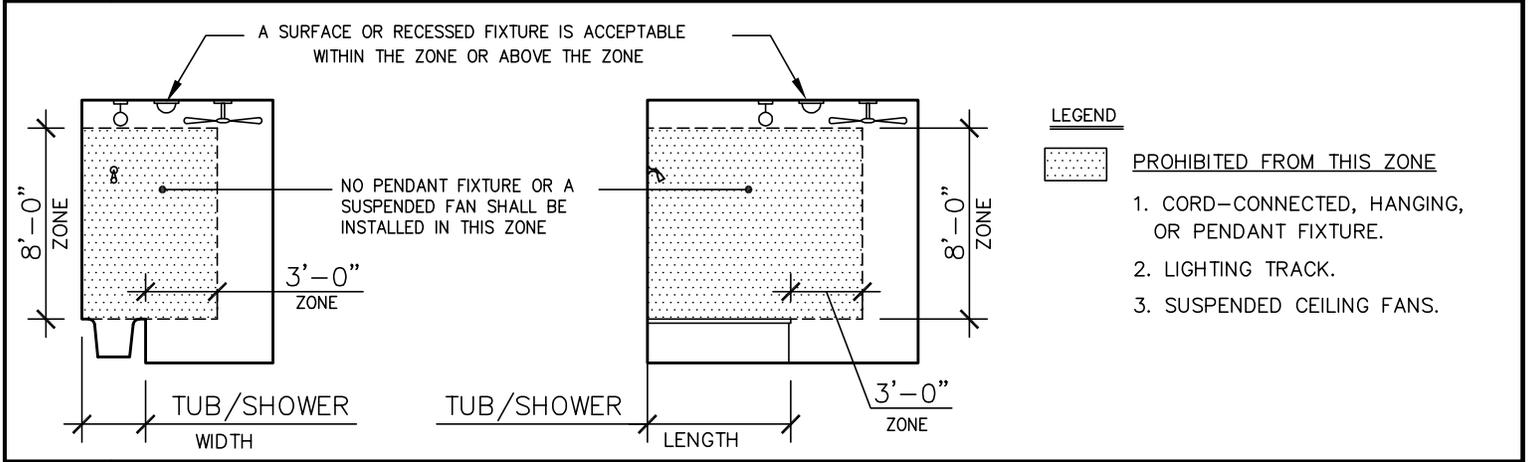
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			DRAWN BY:
			BK.

City of Milpitas
Building & Safety Department
BATHROOM REMODEL
PROPOSED LAYOUT

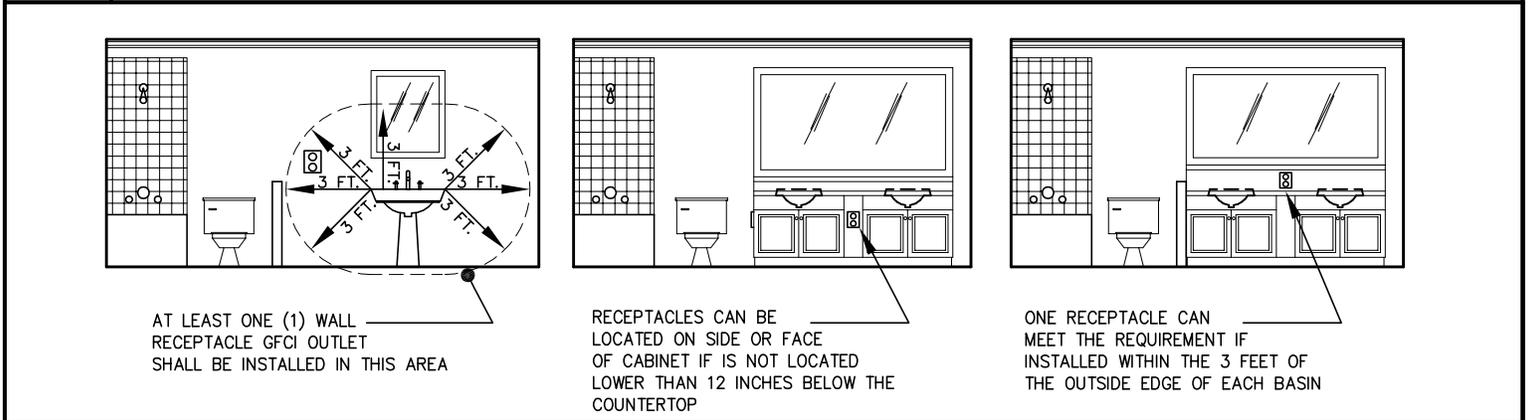
SHEET
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OF 7 SHEETS



A BRANCH CIRCUITS
(PLAN VIEW)



B PROHIBITED ZONE FOR FIXTURE INSTALLATION
(ELEVATION / SECTION)

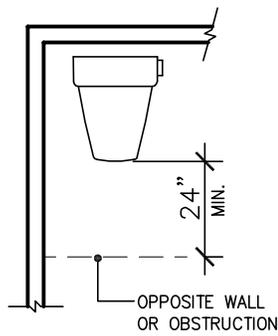


C ACCEPTABLE LOCATIONS FOR GFCI RECEPTACLES

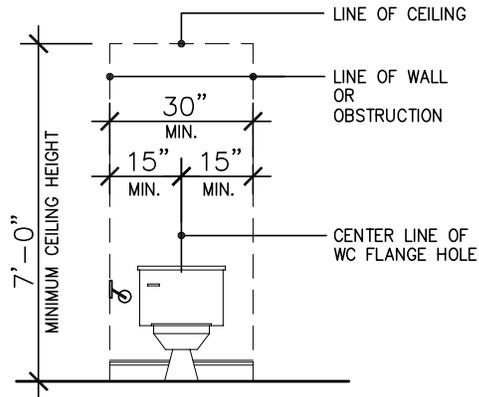
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BATHROOM REMODEL
ELECTRICAL REQUIREMENTS

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OF 7 SHEETS

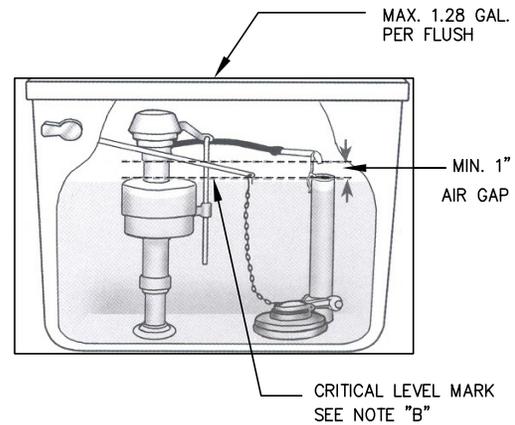
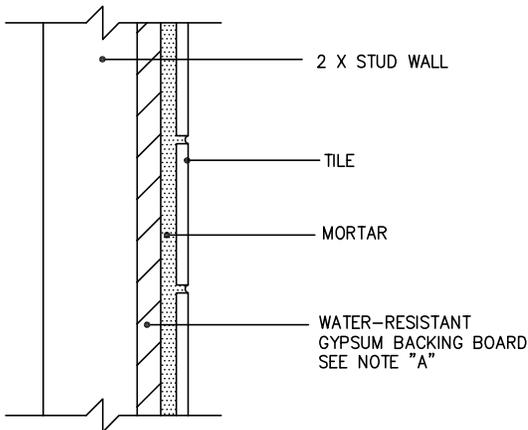


(PLAN VIEW)



(ELEVATION)

A WATER CLOSET COMPARTMENT REQUIRED DIMENSION



B BASE FOR TILE

C TOILET FILL VALVE

NOTE " A "

CRC 2013 . Sec R702.3.8 Water-resistant gypsum backing board.

Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches on center for 1/2-inch-thick or 16 inches for 5/8-inch-thick gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

CRC 2013 . Sec R702.3.8.1 Limitations.

Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

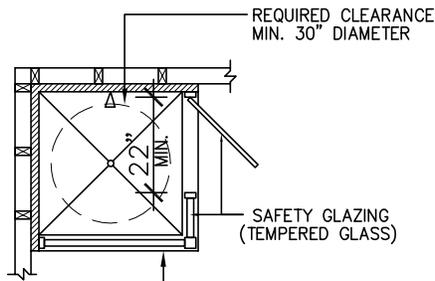
NOTE " B "

- Water closet tanks shall be equipped with a ballcock. the ballcock shall be installed with the critical level at least one (1) inch above the full opening of the overflow pipe. In cases where the ballcock has no hush tube, the bottom of the water supply inlet shall be installed one (1) inch above the full opening of the overflow pipe. (Per CPC 2013 Sec. 603.5.2)

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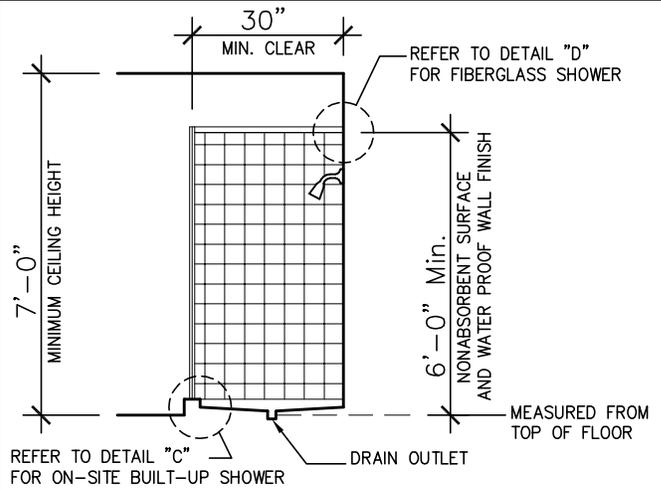
City of Milpitas
 Building & Safety Department
BATHROOM REMODEL
 WATER CLOSET REQUIREMENTS

SHEET
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 OF 7 SHEETS



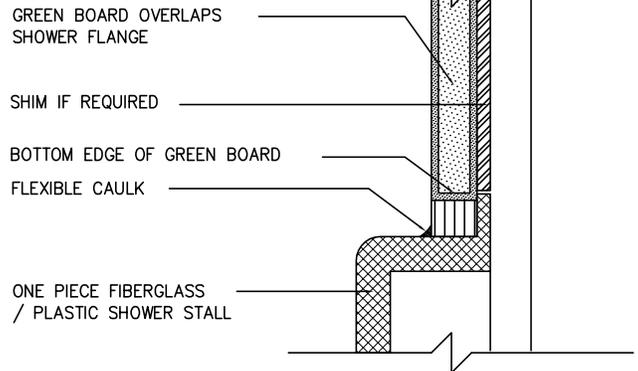
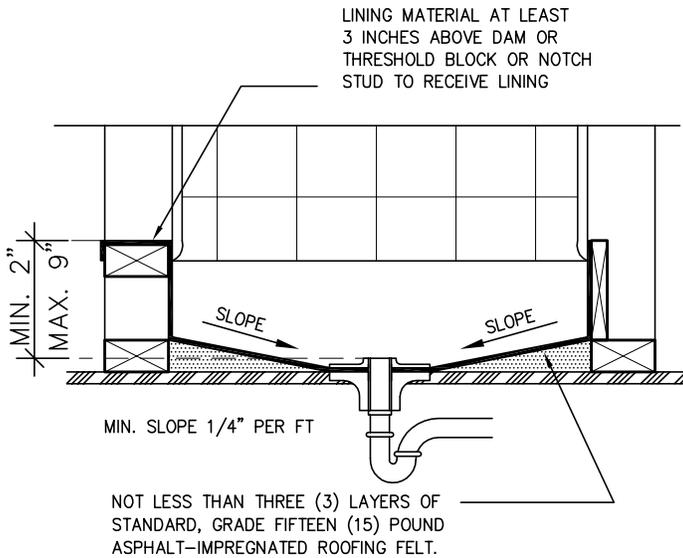
NOTE:
FOR OTHER SAFETY GLAZING REQUIREMENT SEE NOTE "A" ON DETAIL "A" SHEET 6.

REFER TO DETAIL "C" FOR ON-SITE BUILT-UP SHOWER
THE SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES



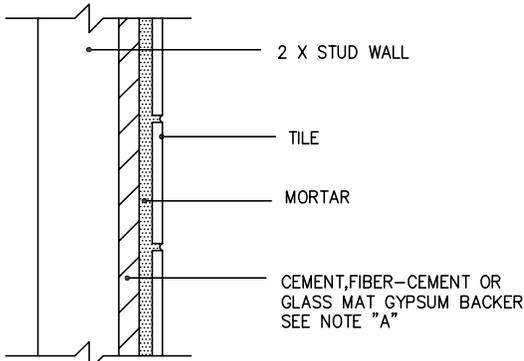
A SHOWER ENCLOSURE (PLAN VIEW)

B SHOWER ENCLOSURE (SECTION)



C ON-SITE BUILT-UP SHOWER

D FIBERGLASS SHOWER



NOTE "A"

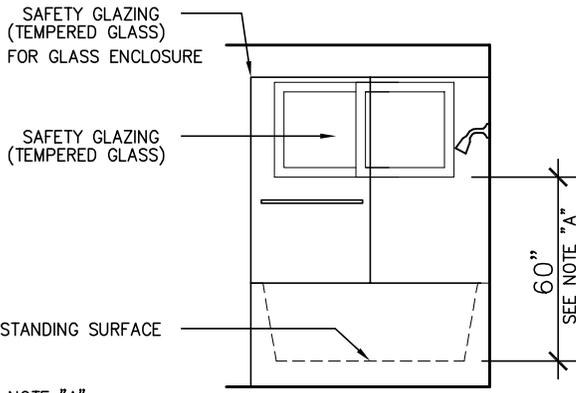
CRC 2013 Sec. R702.4.2
Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

E BASE FOR TILE

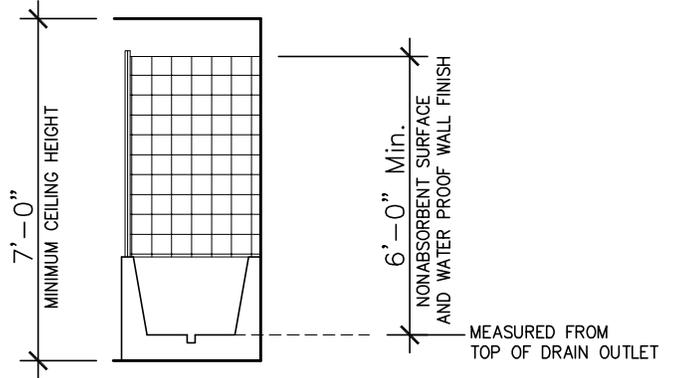
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BATHROOM REMODEL
SHOWER REQUIREMENTS

SHEET
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OF 7 SHEETS

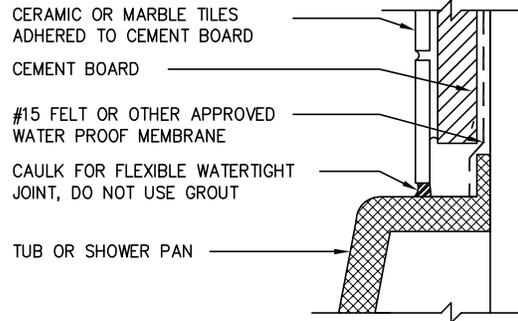
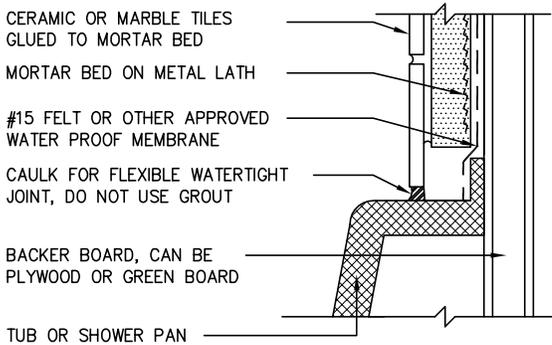


NOTE "A"
GLAZING IN WALLS LOCATED AT A HEIGHT OF LESS THAN 60 INCHES ABOVE THE STANDING SURFACE SHALL BE TEMPERED.



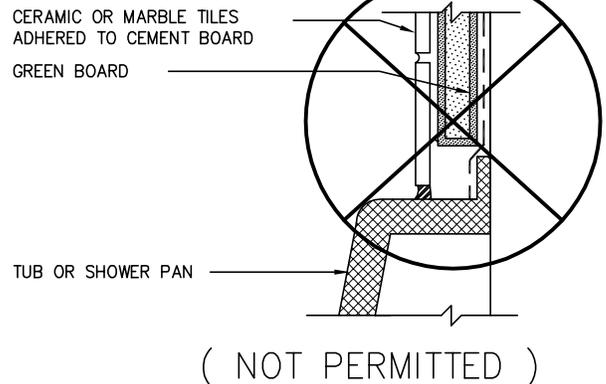
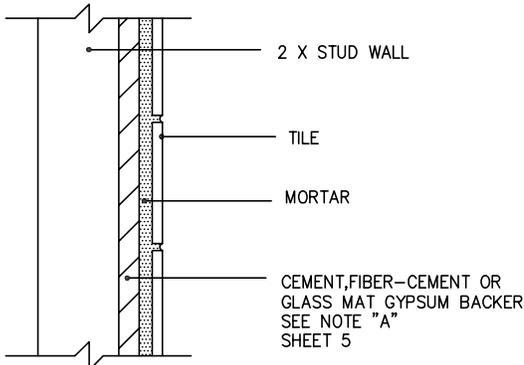
A TUB ENCLOSURE (PLAN VIEW)

B TUB ENCLOSURE (SECTION)



C TILE ON MORTAR BED

D TILE ON CEMENT BOARD



E BASE FOR TILE

F TILE ON GREEN BOARD

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BATHROOM REMODEL
TUB ENCLOSURE AND TILE REQUIREMENTS

SHEET
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OF 7 SHEETS

Lighting:

- If adding or replacing the lighting, it shall be high efficacy fixtures or be controlled with an manual-on occupant sensor with controls that do not allow the fixtures to be manually turned on or allow the fixtures to be always on (Calif. Energy Code 150(k)10).
- Recessed lighting in insulated ceilings must be rated for zero clearance insulation contact (IC), certified as airtight construction (AT), and must have a sealed gasket or caulking between the housing and ceiling to prevent the flow of heated or cooled air out of the living areas and into the ceiling cavity (Calif. Energy Code 150(k)12).

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TUB ENCLOSURE AND TILE REQUIREMENTS

SHEET
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OF 7 SHEETS