



**CITY OF MISSION VIEJO**  
**BUILDING SERVICES DIVISION**  
200 CIVIC CENTER  
MISSION VIEJO, CA 92691  
(949) 470-3054

**RESIDENTIAL BATHROOM  
REMODEL**

Bathroom renovations generally require a Building permit. A bathroom renovation includes relocation or *replacement* of vanity cabinets, sinks, water closet, tub & showers, replacement/changes to the lighting or removal & replacement of the wall board. Replacement of the towel bars, mirrors, paint and floor coverings, where no other work is included is considered maintenance and no permit is required. If a permit is required, it must be obtained prior to the start of the remodel. **This handout is for information and reference only and is not a substitute for plans prepared for each project.**

**You will apply online for a “Residential Like-For-Like Kitchen/Bathroom Remodel (no wall removal, structural, or windows)” permit. If you are modifying walls or windows in any way, you will need to apply for a “Residential Remodel” permit.**

The following is a list of the general requirements based on the 2025 California Electrical Code (CRC), 2025 California Mechanical Code (CMC), and 2025 California Plumbing Code (CPC), 2025 California Energy Code (CEnc), 2025 California Green Building Standards Code (CalGreen) and the Mission Viejo Municipal Code as adopted. Contact the Building & Safety Division for any questions or additional information, including requirements for new/altered plumbing (water or sewer lines) or mechanical (ventilation exhaust fan).

**Electrical**

- Provide a 20 AMP GFCI protected electrical outlet within 36” of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12” below the countertop. [CEC 210.52(D)]
- A minimum of (1) 20 AMP circuit is required for bathrooms. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. [CEC 210.11(C)(3)]
- Light fixtures shall not be located within a zone of 3’ horizontally and 8’ vertically from the top of the bathtub rim or shower. [CEC 410.10(D)(1)]
- Luminaires located within the actual outside dimension of the tub or shower, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked for damp locations, provided with a solid lens and be GFCI protected. [CEC 410.10(D)(2)]
- Ventilation fans installed within the shower zone shall be GFCI protected as per the manufacturer's installation instructions [CEC 110.3(B)]
- Bathroom lighting shall have at least (1) controlled luminaire shall be controlled by a vacancy (occupancy) sensor certified to comply with CEnc 110.9(b)(4). This is a manual on,



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auto off device. [CEnC 150.0(k)(2)(C)]. Lighting associated with an exhaust fan shall be controlled independently of the fan [CEnC 150.0(k)(2)(G)]

- Recessed luminaires installed in an insulated ceiling shall be IC rated [CEC 410.116(A)(2)] (zero clearance) and AT rated (air tight) and shall be sealed and/or gasketed between ceiling and housing. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. [CBC 714.4.22 & CEC 410.116(C)] This generally applies to residential condominium construction where units are above or below other units.

**Mechanical**

- An exhaust fan w/ back draft damper [CEnC 150.0(m)(7)] is required regardless of the presence of a window. [CMC 405.3] The fan must vent outdoors. The duct termination shall be a minimum of 3' from an opening or property line. [CMC 502.2.1]. The fan shall run at 20 cfm continuous or 50 cfm intermediate [CEnC Table 150.0-E & F]
- Exhaust fans shall be energy star compliant. Unless the bathroom exhaust fan is part of the Whole House Ventilation System, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between the relative humidity ranges of 50 to 80 percent. A humidity control may be a separate component to the exhaust fan. For the purpose of this section, a bathroom is a room that contains a bathtub, shower, or tub/shower combination. [CGBC 4506.1]

**Plumbing**

- Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower drain. [CRC R324.4.5]
- Shower and Tub/shower control valves shall be pressure balancing / thermostatic. [CPC 408.4]
- If multiple showerheads serve one shower, the combined flow rate of all the showerheads shall not exceed 1.8 GPM at 80 psi or the shower shall be designed to allow one showerhead to be in operation at a time. [CGBS 4.303.1.3.2]
- Fixtures shall meet the following maximum flow rates: [CGBC 4.303.1]

Water Closets = 1.28 GPM - Shower Heads = 1.8 GPM - Lavatory Faucets = 1.2 GPM.



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- Minimum shower size is 1024 square inches (30" circle) to a minimum height of 70" above the shower drain outlet [CPC 408.7]
- Stall shower door to open out to allow a minimum of 22" wide opening for egress. [CPC 408.6]
- Shower control valves and shower heads shall be located on the sidewall of the shower compartment or otherwise arranged to that the showerhead does not discharge directly at the entrance of the compartment [CPC 408.10]
- Water closet and/or Bidet require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture. [CPC 402.5]
- When additional water closets (toilets) are installed, a maximum of 6 water closets are allowed on a 3" waste line. [CPC Table 703.2 Note 4]
- The hot water valve shall be installed on the left side. [CPC 417.5]
- A minimum 12" x 12" access panel is required when a slip joint p-trap waste & overflow is provided. [CPC 402.10]

**Whirlpool/Spa**

- Whirlpool (spa) bathtubs shall have a readily accessible access panel. [CPC 409.6]
- The circulation pump shall be located above the crown weir of the trap. [CPC 409.6]
- The pump and the circulation piping shall be self-draining to minimize water retention. [CPC 409.6]
- Suction fittings on whirlpool bathtubs shall comply with ASME A112.19.7/CA B45.10 [CPC 409.6.1]
- The maximum hot water temperature discharging from the bathtub filler is limited to 120° by a device that conforms to ASSE 1070/ASME A112.1070/CA B125.70 or CSA B125.3 or a water heater conforming to ASSE 1084 [CPC 409.4]
- Accessible disconnects and GFCI protection is required for the whirlpool (spa) pump, aerator and heater. [CEC 210.8(A)]

**Bidets**

- The water supply shall be protected with an air gap or in accordance with sections 603.3.2, 603.3.5, or 603.3.6 of the California Plumbing Code. [CPC 410.2]



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- The maximum hot water temperature discharging from a bidet is limited to 110° by a device that conforms to ASSE 1070/ASME A 112.1070/CSA B125.70 or CSA B125.3 or a water heater conforming to ASSE 1084. [CPC 410.3]

**Smoke and Carbon Monoxide Alarms**

- Smoke and carbon monoxide alarms shall be verified and installed during an addition/alteration/remodel requiring a permit. [CRC R310.2.2]
- Smoke alarms shall be installed in each sleeping room, on the ceiling or wall outside each sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in habitable attics, and in basements [CRC R310.3]
- Smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of NFPA 72. Alarms shall be tested and maintained in accordance with the manufacturer's instructions. Alarms that no longer function must be replaced.
- Carbon Monoxide alarms are not required if there is no fuel-burning appliances or fireplace in the unit and where the garage is detached from the unit or an attached garage does not have a door that communicates with the unit [CRC 311.2.1]
- Carbon Monoxide alarms shall be installed on the ceiling or wall (above the door header) outside each separate sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in basements and bedrooms where a fuel-burning appliance is located within the bedroom or its attached bathroom. [CRC 311.3]
- Carbon monoxide alarms (including smoke and carbon monoxide combination alarms) shall be listed in accordance with UL 2034 (and UL 217 for combo alarms) and installed and maintained in accordance with NFPA 720 & manufactures instructions.
- In Multifamily buildings, all required smoke and carbon monoxide alarms shall be equipped with the capability to support visible alarm notification in accordance with NFPA 720.



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**Permit Approval Requirements**

- A completed building permit application online through our Client Self Service Portal.
  - Please visit <https://www.cityofmissionviejo.org/client-self-service> to access our online portal and apply.
- Provide the following plans for review:
  - Site Plan (not required to be to scale) to show the property lines at all sides, outline of existing structures on the lot, location of the public streets/alleys/easements and a north arrow. Approximately identify/highlight the location of the area of work
  - Floor Plan with dimensions of the remodeled area. A partial floor plan is allowed, but it must show adjacent rooms and areas for location verification. Show all proposed work on the plan.
  - If the bathroom layout will be changed, then an existing floor plan and a proposed floor plan must be provided. If the layout will remain the same, indicate this on the site plan. If walls are being demolished, then an existing framing layout is required to determine if the wall is bearing or non-load bearing. Engineering may be required.

**Inspections**

A minimum of two inspections are required for bathroom remodels: a rough inspection and a final inspection. The rough inspection should be scheduled after the electrical boxes are installed and prior to any devices being connected. Plumbing should be set and water lines insulated (if exposed or replaced) and mechanical ventilation fan ducting should be set in place along with the fan for visual verification. If a shower is being replaced, additional inspection may be required for the water proofing and the shower pan test/inspections. The final inspection should be scheduled once all the work has been completed. All city-approved documentation shall be on site during each inspection and made available to the inspector for verification.