



BATHROOM FINISH

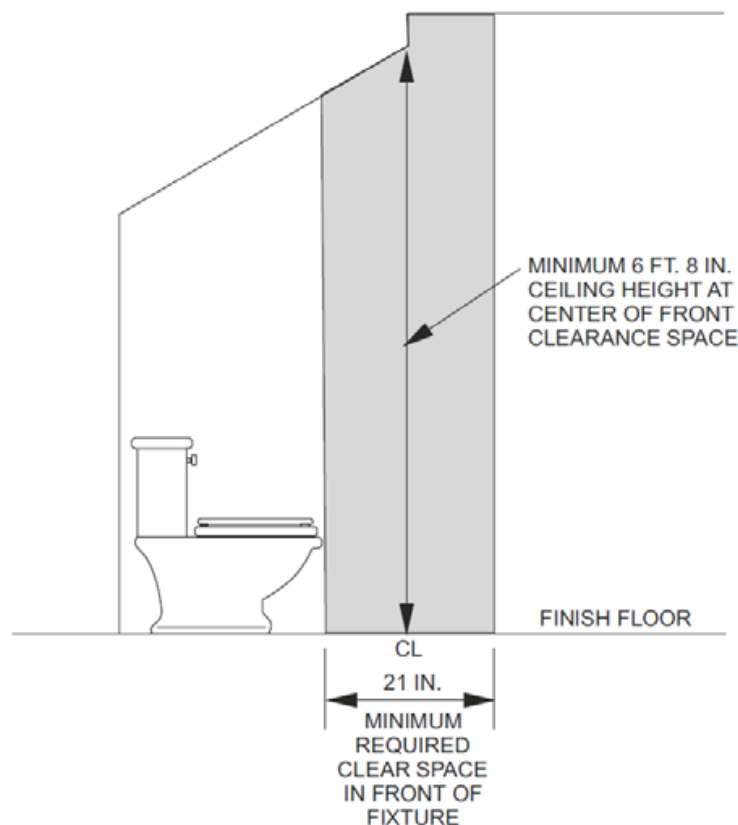
REFERENCES 2021 International Residential Code
2021 State of Iowa and Robins Plumbing Code
2020 National Electrical Code

REQUIRED PERMITS:

New bathrooms and re-modeling existing bathrooms require a building permit issued through the City of Robins. Mechanical work will be included in the building permit. Plumbing permits are required when adding, modifying or replacing waste and vent piping. An electrical permit is required when adding to or modifying an electrical circuit (e.g. adding new junction box, removing existing equipment, terminating wire, and or changing receptacle outlet location)

REQUIREMENTS

- 1. Minimum Ceiling Height:** Ceiling height must be seven feet or greater. Under beams, 6', 6" will be allowed. However, every effort shall be made to provide the most headroom possible. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.



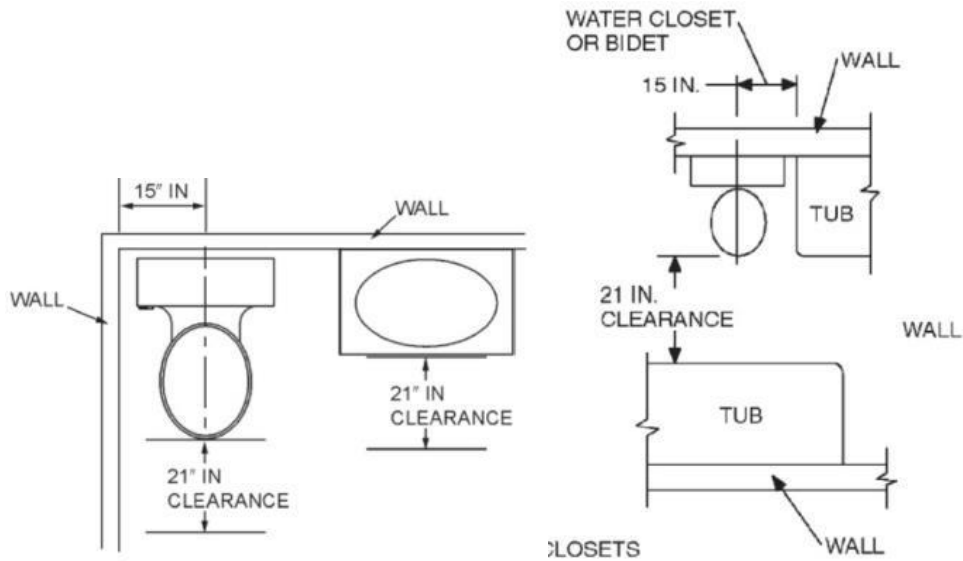
- 2. WATER CLOSET**

CLEARANCES:

Water closets shall be located in a clear space not less than 30" in width, and not closer than 15" from the center of the fixture to a wall or other side barrier

(tub). The clear space in front of the water closet shall be at least 21". Water closets must be sealed to the floor with appropriate caulks.

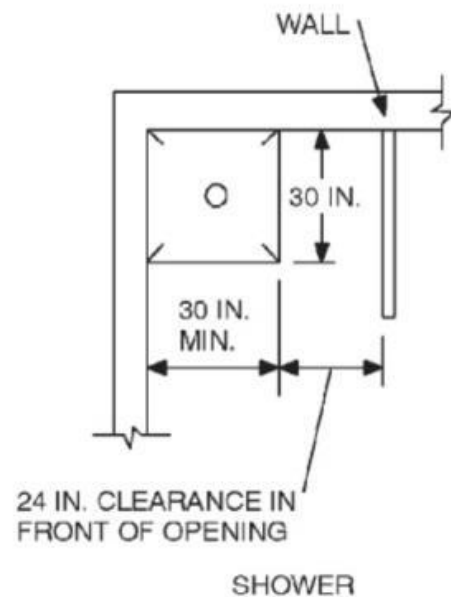
- LAVATORY CLEARANCE:** bathroom sinks shall have a minimum of 21 inches of clear floor space in front.



- SHOWER AREAS:** Showers shall be minimum 30" x 30" and have a minimum 24" clearance in front of the opening and at least 6' 8" clearance above the shower floor.

- Bathtub and shower floors and walls above bathtub with installed shower heads and in shower compartment shall be finished with non-absorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. Bathtub/shower combinations are exempt from this feature.

- Whirlpools, and bathtubs installed against walls must have a factory flange to receive drywall or other finishes.

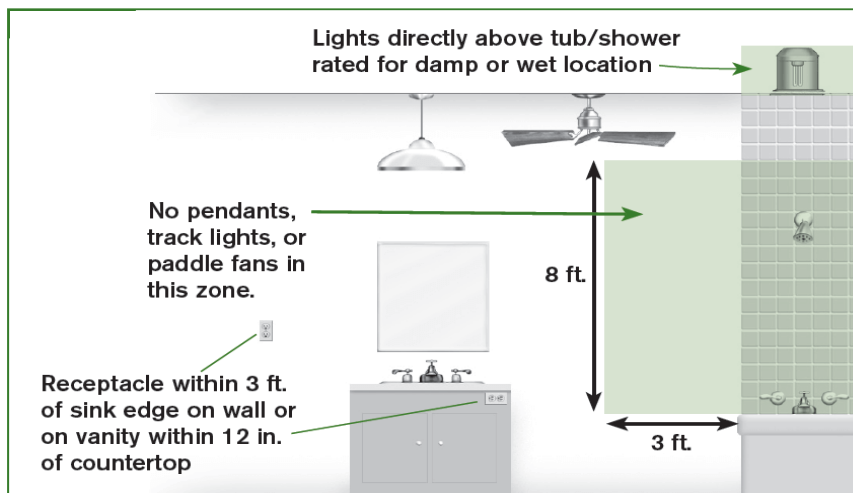


- Dissimilar material waste and vent piping connections must use the correct transition coupling. PVC and ABS piping cannot be glued to each other. Solvent weld joints in PVC and CPVC plastic pipe shall be made using a primer of contrasting color to the pipe and glue. Cast iron or metal pipe to plastic pipe connections must be made using the appropriate mechanical connector. Plastic piping shall be supported at 32 inch intervals. Plastic pipe passing through wood framing with less than 1-1/4" of wood remaining must be protected by nail protector plates at least 1/16"-thick steel.
- An approved anti-scald (thermostatic or pressure balanced) faucet must be installed in new shower or shower/bathtub installations.

9. Bathrooms shall be provided with an operable window or a powered exhaust fan that exhausts to the outside of the house. The air removed by the mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and from which it cannot be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.
10. Moisture resistant gypsum board and gypsum backing board shall not be installed over a vapor barrier in a shower or tub compartment. Use of moisture resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches on center for ½ inch thick gypsum board, or 16 inches on center for 5/8 inch thick.

ELECTRICAL

11. **Bathroom circuits:** a minimum of one 20 amp circuit shall be provided to supply bathroom receptacle outlets. Such circuit shall have no other outlets. Exception: where the 20 amp circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted.
12. **Receptacles:** At least one wall receptacle outlet shall be installed in the bathroom and such outlet shall be located within 36 inches of the outside edge of each lavatory basin. The outlet shall be located on a wall or a partition that is adjacent to the lavatory, located on a counter top or on the side or face of the cabinet. The outlet shall be located no more than 12 inches below the top of the basin. Receptacle outlets shall not be installed in face-up position. Bathroom outlets within 6 feet of a water source must be GFCI protected.
13. **Lights:** No part of chain, cable or cord suspended lighting track, pendant, or ceiling fans are permitted within a zone (8 feet above shower/tub rim and 3 feet out). Lights within or directly above the actual outside dimensions of a bathtub or shower up to 8 feet must be marked for damp locations. Lights subject to shower spray MUST be marked for wet locations.

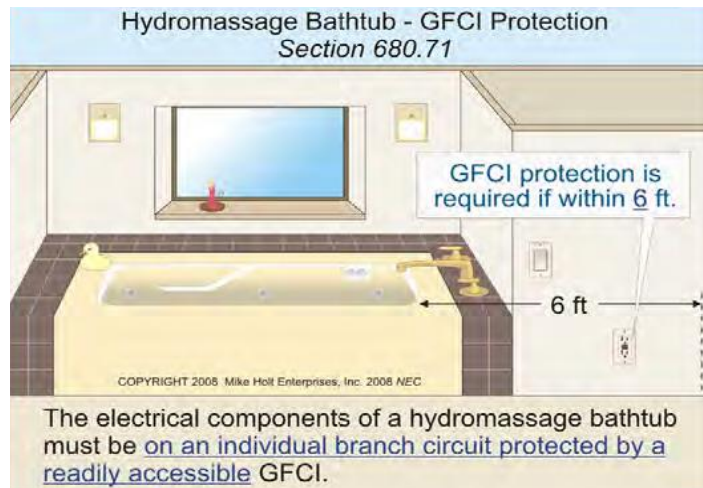


14. WHIRLPOOL BATHTUBS:

One unobstructed access opening is required. Opening size per manufacturer or based on distance from access to pump. An access door large enough to remove the motor and/or pump shall be provided at the side or end of the whirlpool bathtub (clearance of 21" minimum in front of the access door). The access may be through a cabinet (double doors with no stile) and/or from below the whirlpool bathtub in a basement or crawl space (travel path to the access to the whirlpool bathtub shall be a minimum height of 24" in the crawl space). Where the manufacturer's instructions do not specify the location and minimum size of field-fabricated access openings, a 12-inch by 12-inch minimum sized opening shall be installed to provide access to the circulation pump. Where pumps are located more than 2 feet from the access opening, an 18-inch by 18-inch minimum sized opening shall be installed. A door or panel shall be permitted to close the opening.

In all cases, the access opening shall be unobstructed and of the size necessary to permit the removal and replacement of the circulation pump

Hydro-massage bathtubs and their associated electrical components must be on an individual branch circuit protected by a readily accessible GFCI. You must also provide GFCI protection for any 125V receptacles rated 30A or less, if they're within 6 ft. of any inside wall of a hydro-massage bathtub.



15. SMOKE ALARMS: Smoke alarms are required to be installed in all sleeping rooms, hallways that serve sleeping rooms and at each level of the house that does not have sleeping rooms, excluding attics and crawlspaces. **Please request the smoke alarm handout for further information.**

16. CARBON MONOXIDE DETECTORS: carbon monoxide detectors shall be installed outside each separate sleeping area of the dwelling unit where fuel fired appliances are installed and/or that have attached garages. These alarms can be a separate alarm or combined with smoke alarms, or a battery alarm.