Inspectron, Inc.
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068

Bathroom Finish Handout

PERMITS

Permits are required for bathroom finishes. Three permits may be needed depending on the extent of work being done. The permits are a building permit for the room itself, plumbing and mechanical permit for heat ductwork and bathroom fan.

PLAN SUBMITTAL DOCUMENTS

- 2 sets of plans (one will be returned to you with your permit) Plans must include bathroom layout and clearances.
- Completed permit application

LIST OF INSPECTIONS

- Plumbing Rough in – Once all piping is in but before work is covered.
- HVAC Rough in - After ductwork is installed but before work is covered.
- Framing – When all framing, blocking, and bracing are in place and prior to covering.
- Plumbing Final – Once all plumbing fixtures are installed, edges caulked and ready for manometer test.
- HVAC Final – After al HVAC work is completed and ventilation system is installed.
- Building Final – When all plumbing, heating and building work is finished.

GENERAL CODE REQUIREMENTS

- Room layout must include proper clearances for toilet, tub, shower and sinks.
- Finished interior of the shower stall cannot be less than 30 inches and must:
    - be capable of completely encompassing a 30 inch circle measured at the height of the shower control handles when the shower door or curtain is closed
    - have a horizontal cross sectional area of not less than 900 square inches

NOTE: The 30 inch requirement does not apply to a bathtub used as a shower or to showers installed in remodeling.

- A shower or combination shower-bath in a new or remodeled installation must be equipped with an anti-scald type shower control valve. The valve must be either a thermostatic or pressure-balancing type.
- PVC, ABS and cast iron cannot be glued to each other. In cases where two different materials must be attached, proper mechanical fittings must be used.
- Vent pipe for a toilet must be a minimum of two inches in diameter all the way out the roof.
- Wet venting a bathroom sink into a two-inch toilet vent pipe is acceptable.
- All fixtures must be individually vented.
- Bathrooms and separate toilet rooms must have an exhaust fan installed.
- In today's homes, fresh water piping is most often a type of plastic. Each manufacturer of these products requires the use of their own specific fittings. It is the plumber's responsibility to use the correct manufacturer's fittings.

If you have questions, contact Inspectron, Inc. at 651-322-6626 or 800-322-6153 Monday through Friday between 8:00 am and 4:30 pm. We are happy to answer your project questions!

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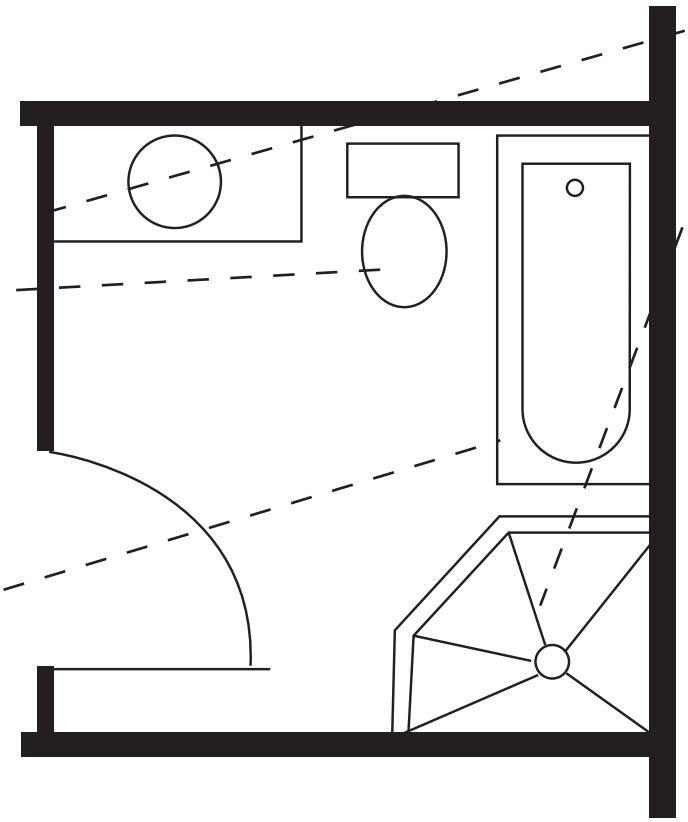
Bathroom Finish Information Sheet

BATHROOM



GFI outlet required in bathroom and for mechanical equipment

Sink

- At least a 21 inch clearance must be provided in front of sink.

Toilet

- No toilet may be set closer than 15 inches from its center to any side wall, partition or other fixture.
- At least a 24 inch clearance must be provided in front of toilet to a wall or other fixture

Tub/Whirlpool

- Windows in wall enclosing bath tubs and whirlpools must be tempered unless the bottom of the glass is 60 inches above the tub or whirlpool drain.
- Provide an access panel at the trap of the tub and whirlpool.

Shower Stall

- 24 inch clearance in front of opening
- 6 foot minimum clearance from shower floor to ceiling
- Shower drain must have a removable strainer with a minimum of 3 inches in diameter
- Drain line must be a minimum of 1 1/2 inches in diameter for all piping above the floor and 2 inches in diameter in or beneath the concrete floor
- Finished interior of the shower stall cannot be less than 30 inches.
- Finished interior of the shower stall must be capable of completely encompassing a 30 inch circle measured at the height of the shower control handles.
- Finished interior of the shower stall must have a horizontal cross sectional area of not less than 900 square inches

This information is a guide to the most common questions. It is not intended, nor shall it be considered, a complete set of requirements.