



COMMUNITY DEVELOPMENT
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BATHROOM FINISHING GUIDE

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

Required Permits:

New bathrooms and re-modeling existing bathrooms requires a building permit issued through the City of Worthington. Mechanical work will be included in the building permit. Plumbing permits are required when adding, modifying or replacing waste and vent piping. The State of MN requires MN licenced Plumbing Contractors for all plumbing work. Anyone not so licensed may do plumbing work which complies with the provisions of the minimum standards prescribed by the Plumbing Board on premises owned and actually occupied by the worker as a residence. Inspection of that work and plumbing code compliance is required.

All electrical work, done by a Minnesota licenced electrical contractor or the homeowner requires inspection. An electrical permit is required and can be obtained through the State of Minnesota Board of Electricity. The local inspector is Scott Pruess and can be contacted at 507-449-8870 between the hours of 7:00 am and 8:30 am - Monday through Friday. For other times please leave a message.

General Code Requirements:

Please note; Ceiling height must be seven feet or greater. If the ceiling height is less than seven feet, the room is not considered useable for a bathroom by the code and should be used for storage only.

1. Bathrooms must be adequately sized to accommodate the desired fixtures with proper clear floor space at each fixture.
2. Water closets (toilet) shall be centered in a clear floor space of not less than 30 inches wide and have 24 inches of clear floor space in front of the bowl. New or replacement water closets shall consume no more than 1.6 gallons of water per flush. Water closets must be sealed to the floor with appropriate caulks.
3. Showers shall have a minimum of 24 inches of clear floor space in front of the opening.
4. Shower stalls must be capable of encompassing a 30 inch diameter circle measured at the elevation of the control handles. Bathtub/shower combinations are exempt from this feature.
5. Whirlpools, and bathtubs installed against walls must have a factory flange to receive drywall or other finishes. Fixtures without the flange are for deck mounting only. Please ask your supplier for the correct fixture.
6. Lavatories (bathroom sinks) shall have a minimum of 21 inches of clear floor space in front. A minimum clearance of 4 inches is required between the lavatory and a wall, a water closet, or a shower or bathtub.
7. All fixtures intended to be supplied with hot water shall be.
8. A maximum of three fixtures located in the same room may be supplied water from a ½ inch supply pipe.
9. 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" (060.") thick steel.

10. An approved anti-scald (thermostatic or pressure balanced) faucet must be installed in new shower or shower/bathtub installations.
11. Bathrooms shall be provided with an operable window or a powered exhaust fan that exhausts to the outside of the house. The final 4 ft. of this duct shall be insulated (minimum R-3).
12. 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.
13. Non-vented plumbing fixtures shall not receive waste water from water treating equipment (softeners) Non-vented floor drains are not acceptable for this purpose. Waste water discharge piping from water treating equipment must be indirectly wasted to a receptor utilizing an air gap of at least one and one half inches minimum or twice the diameter of the outlet piping, whichever is greater.
14. Hose bibbs used for other than clothes washer hook ups shall have code compliant vacuum breakers to help prevent cross contamination of the water supply.
Fuel fired water heaters and fuel fired furnaces must not be accessed through, or located in a bedroom or bathroom.
15. Proper clearance to combustibles from the gas fired furnace flue shall be maintained (example - 1 inch clearance for double wall type "B" vent and 6 inches clearance for a single wall vent pipe) Single wall flue vents shall not pass through floors, ceilings, closets, or attics, and shall not be concealed.
16. Outlets, lighting and smoke alarms in sleeping rooms must be arc fault protected. Bathroom outlets must have GFCIs. Contact your electrical contractor for more information.
17. 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.

Required Inspections:

It is the responsibility of the owner or authorized agent to request inspections

Rough-ins (do not conceal any work until after inspections are completed)

Plumbing - includes piping under the floor, above floor waste and vent and water piping.

Waste and vent rough work must hold 5 psi air test for 15 minutes.

Electrical - before work is covered contact Scott Pruess at 507-449-8870

Mechanical - duct-work & furnace installation, fire place installations, gas piping.

Framing - Insulation (exterior walls must be insulated) after above inspections are complete

Gypsum wall board (sheetrock) after all wallboard has been hung & fastened, but before taping.

Final - plumbing (includes manometer test), electrical and mechanical

Note: multiple inspections can sometimes be done at the same time

Final building inspection following approval of all other final inspections.

Recommendations

1. To prevent possible water staining on ceilings, you may want to insulate cold water supply piping.
2. If you do not have a thorough understanding of the work, hire a MN licenced Residential Contractor, a MN licenced Electrical Contractor, a MN licenced Plumbing Contractor and a MN bonded HVAC Contractor.
3. Please contact the Building Official for answers to code questions. Call 507 372-8640.