

Burlington Bathroom Layout Audit Checklist

Walk your bathroom with this list before you draw, demo, or order anything. Check each box, note the answer in the margin, and flag anything that fails.

1. Footprint and clearances

- Measure the bathroom (length, width, ceiling height). Note all three.
- Confirm at least 21 inches of clear floor in front of every fixture (30 inches is better).
- Measure 15 inches from the centre of the toilet to any side wall or vanity.
- Map the door arc on the floor with painter's tape. Does it block a fixture?
- Confirm minimum 2.05 m ceiling height per Ontario Building Code.

2. Plumbing reality check

- Locate the existing soil stack (open one ceiling tile if you must).
- Measure the horizontal distance from the proposed toilet to the existing stack.
- Confirm the plumber has walked the space before you finalize the layout.
- If moving the toilet more than 4 feet, budget for a plumbing relocation.
- Verify vent stack capacity for any added fixtures.

3. Door, swing, and access

- Hinged door? Confirm the arc does not steal more than 6 sq ft of usable floor.
- Consider a pocket door, barn door, or outward-swing if the room is under 50 sq ft.
- If pocket door is planned, confirm the wall cavity is at least 4.5 inches and not structural.
- Door width: 28 to 32 inches for accessibility.

4. Storage capacity

- Inventory current bathroom contents (toothbrushes, hair tools, skincare, meds).
- Allocate at least 30 percent of the vanity wall to closed storage.
- Spec a tall medicine cabinet (30, 36, or 48 inches) instead of a small one.
- Choose drawer banks over single cabinet doors under the sink.

5. Lighting and ventilation

- Plan three lighting layers: ambient ceiling, mirror task, accent.
- Size the bath fan to at least 1 cfm per square foot (50 sq ft = 50 cfm minimum).
- Confirm the bath fan duct vents to the exterior, not the attic.
- Confirm the bath fan is on its own switch or humidity sensor.

6. Burlington permits and inspection

- Plumbing relocation? Burlington building permit required.
- Structural wall changes? Burlington building permit required.
- Electrical changes? ESA Ontario permit through your electrician.
- Check Burlington building services portal before demo.

7. Pre-build sign-off

- Designer or contractor has signed the final layout on paper.
- All fixture sizes (vanity width, tub size, shower footprint) are confirmed in writing.
- All clearances have been measured against the actual ordered fixtures, not approximations.
- Plumbing routing has been walked and signed off by the plumber.

This checklist is general guidance only. Costs, regulations, and product specifications change. Kitchen and Bath Reno is not liable for outcomes from actions taken based on this content. Confirm with a licensed renovation professional for your specific Burlington home.