



KITCHEN REMODELS

**PLEASE REFER TO “KITCHEN ALTERATION CHECKLIST” TO SEE WHAT WORK
REQUIRES A PERMIT AND WHAT DOES NOT**

- ALL WORK SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING / RESIDENTIAL / ELECTRICAL / MECHANICAL / PLUMBING / ENERGY CODE
- THIS REMODEL SHALL REQUIRE THAT BATTERY-TYPE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS BE CONFIRMED AS EXISTING (OR ADDED AS NEW) PLEASE SEE HANDOUT FOR SMOKE DETECTOR/CARBON MONOXIDE DETECTOR REQUIREMENTS

Provide 2 sets of plans with the following information:

1. Project address, owner & contractor information.
2. Existing kitchen floor plan drawn at 1/8 " or 1/4" scale, showing the location of all fixtures, electrical outlets, light fixtures, appliances and windows.
3. Proposed kitchen floor plan drawn at 1/8 " or 1/4" scale, showing the proposed location of all fixtures, electrical outlets, light fixtures, appliances and windows.
4. If any walls/ceiling are proposed to be removed and/or relocated provide a complete framing plan clearly showing the location, span, bearing point and direction of all ceiling joists or trusses. Minimum ceiling height in kitchen is 7-feet.
5. Where headers and/or beams are proposed indicate size and grade (i.e. 4x12 D.F. #1 or better). Footings must be provided directly under posts which support headers or beam loads. Details of the footings must be included in the plans. The City may require a licensed engineer or architect to provide calculations to support the proposed design.
6. For new and relocated windows state size, type (slider, double hung etc.) and the U value in accordance with title 24 requirements. Any window alterations / changes must be shown on plans.
7. Dishwashers require an approved air gap mounted above the flood level of the sink.
8. Cook tops shall have a minimum vertical clearance of not less than 30 inches from unprotected combustible material (cabinet bottoms), and a minimum of 24 inch vertical clearance to a metal ventilating hood.
9. Plans must show any proposed gas line relocation and/or new installation. Plans shall include gas line sizing calculation per the CPC.

Required Electrical Outlets

For any kitchen remodel where the upper and lower cabinets are removed the electrical outlets within the kitchen shall be reconfigured to meet the spacing requirements under the 2016 CEC as follows:

- Wall counter space
A receptacle shall be installed at any wall counter space that is 12 inches or wider. Receptacles shall be installed so that no point along the wall counter is more than 24 inches from a receptacle (measured along the wall)
- Island and/or Peninsular counter spaces
At least one receptacle outlet shall be installed at each island or peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. A peninsular countertop is measured from the connecting edge.
- Separate spaces
Counter spaces separated by range tops, refrigerators, or sinks shall be considered as separate spaces in applying the above requirements.
- Receptacle location
Receptacles shall be installed above, but not more than 20 inches above the countertop. Receptacles shall not be installed in a face-up position in the countertop. Receptacles that are not readily accessible i.e. behind appliances shall not qualify as required countertop receptacles. Receptacles are permitted to be mounted not more than 12 inches below the countertop surface, provided the countertop does not extend more than 6 inches from its support base(overhang)
- GFCI Protection
GFCI Receptacles are required for all Receptacles installed to serve countertops.
- Receptacle spacing on walls other than countertops
Receptacles shall be installed so that no point along the floor line in any wall segment 2-feet or wider, is more than 6-feet horizontally from a Receptacle. Wall segments shall be unbroken along the floor line by doors or intersecting walls. Floor mounted Receptacles within 18 inches of the wall may be used to meet the spacing requirement.

Circuit Requirements

- Two or more dedicated 20-amp small-appliance branch circuits shall serve all Receptacles within the kitchen. The two dedicated circuits shall only serve receptacles within the kitchen, pantry, breakfast nook, or dining area.
- Dishwasher and garbage disposal must be on separate circuit

California Title 24 Energy Requirements

- Permanently installed lights within the kitchen shall be high efficiency luminaries except that up to 50% of the total rated wattage of lights that are non-high efficiency luminaries may be used provided that they are controlled by switches separate from those controlling the high efficiency luminaries. A Residential kitchen Lighting Worksheet (WS-5R) must be submitted with your plans.

- Light cans that are recessed into insulated ceilings shall be approved for zero clearance and sealed with a gasket or calked into place.
- Listed and rated 1-hr light fixtures shall be installed in floor/ceiling assemblies between separate residential units.