

Residential Kitchen Remodels

Purpose

This checklist applies to kitchen remodeling projects for single-family dwellings and should only be used as a general reference guide.

Permits Required

If your project involves the removal and replacement (in kind) of appliances without reconfiguring the kitchen layout, project plans are not required and the following items shall be subject to field verification and approval. Completion of a permit application listing the scope of work may be handled over the counter.

If the scope of work includes the reconfiguration of the kitchen layout, please bring **three (3)** sets of plans (minimum 11-in x 17-in drawings) depicting the existing and proposed kitchen floor plan and a written detailed description of the scope of work. It is important the plans clearly show all work proposed to avoid delays in permit issuance. Once a permit is issued, the scope of work is limited as defined and illustrated in the documents filed and the items to be replaced in the checklist below. See sample (figure 1) on next page. The applicant is responsible for compliance with all code regulations. If the scope of work is altered after permit issuance, the applicant shall request the permit be updated.

If the scope of work involves modifications to the structural system – removal of wall to accommodate an enlarged wall opening - a complete in-house plan review will be required. Please see the Residential Remodel / Addition handout for more specific submittal information.

Basic Code Requirements (2016 CRC, CPC, CMC, CEC, CalGreen, Title 24 Energy)

- At least two 20-amp small-appliance branch circuits are required and can only serve the required countertop, wall outlets, and the refrigerator. (CEC Arts 210.11(C)(1), 210-52(B)(3))

Note: The circuits are not required to be upgraded if the sheetrock is not removed.

- Provide separate and dedicated circuits for dishwasher, garbage disposal, built-in microwave, and trash compactor. (CEC Art 210.11)

- Garbage disposal and dishwasher; plug connected with listed flexible cords (18-in to 36-in long for disposal; 36-in to 48-in long for dishwasher). Receptacles must be accessible - not behind the appliance. (CEC Arts 422-16(B)(1), (2))
- GFCI protection required at these locations: (CEC Arts 210.8(A)(6), (7))
 - o For all receptacles serving kitchen countertop surfaces.
 - o Receptacles within 6-ft of a wet bar sink edge.
- Provide additional receptacle outlets for countertop as follows: (CEC Art 210.52(C)(1)-(4))
 - o For any counter that is 12-in or wider, and
 - o No point on the kitchen counter, measured at the wall, may be more than 24-in away from a receptacle.
 - o At least one receptacle required for an island or peninsular counter with dimensions of at least 24-in by 12-in.

Note: The receptacles are not required to be upgraded if the sheetrock is not removed.

- Receptacle for gas-fired ranges may be attached to the small appliance circuit (CEC Art 210.52(B) (2) Ex. 2)
- Dishwasher air gap required above sink flood rim. (CPC 807.3)
- Special venting for island fixtures. (CPC 909)
- Provide installation instructions for all listed equipment to field inspector at time of inspection. (CMC 303.1)
- Allow a minimum 3-ft for termination of all environmental air ducts to property lines or any openings into the building (dryers, bath and utility fans – these must be 3-ft away from doors, windows, opening skylights, attic vents). (CMC 502.2.1)
- All installed wattage of luminaires shall be high efficacy. Lighting inside a cabinet may not be included in the wattage calculation. (Energy Standards §150(k)1A)

Note: Lighting not required to be upgraded if the sheetrock is not removed.

Additional Requirements

- Installation of smoke alarms and carbon monoxide alarms. (CRC R314, R315)
- Installation of a spark arrestor on all chimneys connected to solid burning fuel-burning appliances. (DMC 7.64)
- Installation of water-conserving plumbing fixtures throughout the building (toilets, urinals, showerheads, lavatory and kitchen faucets. (SB 407, BDP 36)

Note: Smoke alarms, carbon monoxide alarms, and spark arrestors are required to be installed prior to the frame inspection.

KITCHEN REMODEL ILLUSTRATION


SCOPE OF WORK: Kitchen layout will remain the same. Work includes removal and replacement of kitchen appliances -dishwasher, sink, oven, gas range, countertops and cabinets, flooring and light fixtures.

FLOOR PLAN KEY NOTES:

1. Single sink
2. Dishwasher with required air gap
3. Refrigerator
4. Cook top with downdraft venting
5. Marble countertops & cabinets above
6. Existing window – no change
7. New (4) LED fixtures w/separate switch
8. New (10) fluorescent fixtures w/separate switch

ELECTRICAL LEGEND:

Luminaire Type / Schedule Notes

- I** LED Recessed Can w/ maximum re-lamping wattage of 40 watts, meeting the labeling, IC and Airtight requirements of Sect. 150(k)
- F** Fluorescent Recessed Can w/one 26 watt pinbased compact fluorescent lamp, meets the electronic ballast, min. efficacy, IC, and Airtight requirements of Sect. 150(k)
-  Fluorescent Under-Cabinet Lights / using 14 watts and 28 watts linear fluorescent lamps.

Kitchen Fixtures	Amount	Wattage	Total Wattage	Kitchen Code Compliant?
Incandescent cans	4	40 watts	160 watts	High efficacy = 264 watts
Fluorescent cans	1	26 watts	26 watts	Low efficacy = 160 watts
Fluorescent under-cabinet	7	28 watts	196 watts	Low efficacy less than half of total wattage = code compliant <input checked="" type="checkbox"/>
	3	14 watts	42 watts	

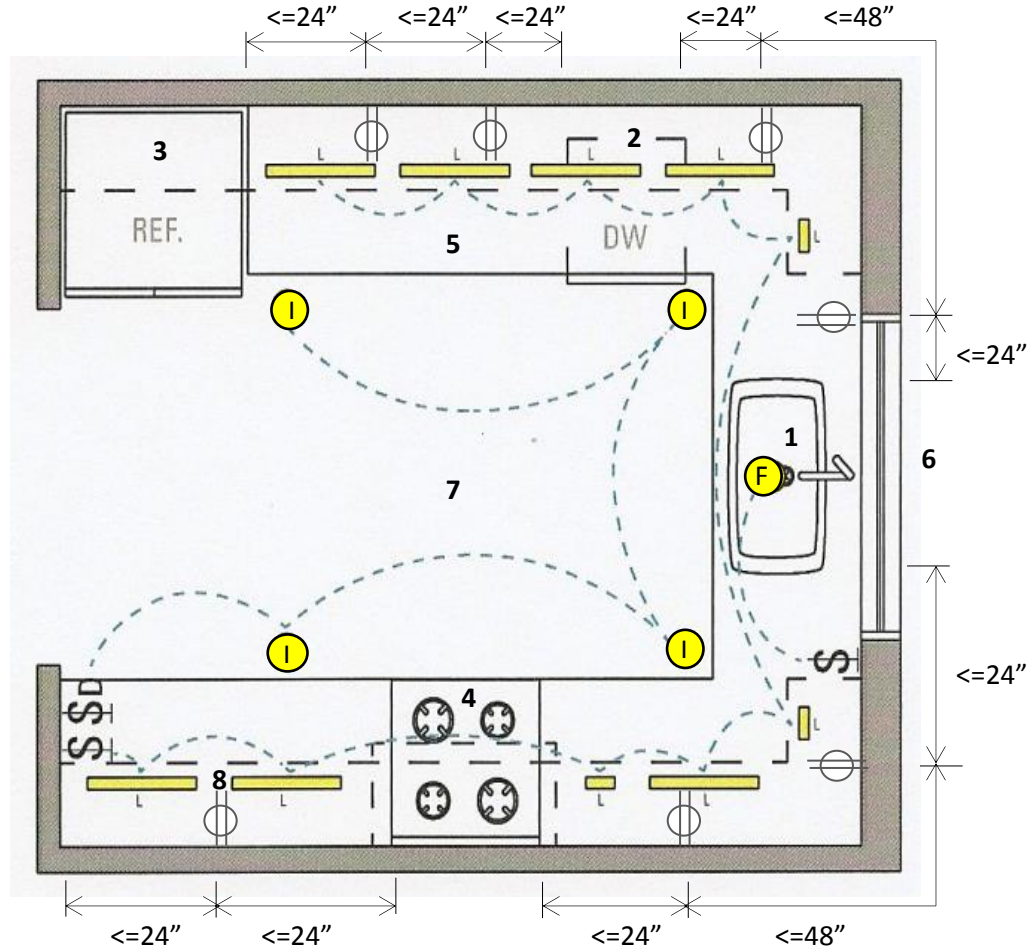


Figure 1