



Residential Kitchen Remodel

BUILDING DIVISION REQUIREMENTS

A permit is required for kitchen remodels that include the relocation of kitchen cabinets and/or adding kitchen island. A permit is not required for kitchen countertop replacement or re-facing of existing cabinets. If a permit is required, it shall be obtained prior to the start of the remodel.

Following is a listing of the general requirements based on the 2016 California Building Code, 2016 California Residential Code, 2016 California Electrical Code, 2016 California Energy Efficiency Standards, and the California Civil Code. Contact the Building & Code Enforcement Division for any questions or additional information, including requirements for new/altered plumbing (water, sewer, or gas lines) or mechanical (exhaust hood).

Electrical Requirements

Countertop receptacles shall meet all of the following requirements: (CEC 210.8, 210.12, 210.23, 210.52, 406.12)

- All receptacles shall be GFCI protected and tamper resistant (TR).
- Receptacles shall be provided at all countertop areas with a minimum dimension of 12 inches.
- Be located so that no point is more than 24 inches from a receptacle outlet measured horizontally along the wall.
- Receptacles shall be located no more than 20 inches above countertop.
- Islands/peninsulas shall have at least one receptacle mounted not more than 12 inches below the countertop and where the countertop does not extend more than 6 inches beyond its base

Kitchen receptacles shall be supplied by circuits meeting all of the following requirements: (CEC 210.11, 210.52, 422.16)

- Countertop receptacles shall be supplied by a minimum of two 20amp branch circuits.
- A dedicated circuit is required for cord and plug connected range exhaust hoods. Separate circuits may be required for the garbage disposal, dishwasher, and built in microwave based on the manufacturer's requirements and the motor rating.
- Any new receptacles added in the dining area, breakfast room, pantry, or similar area shall be supplied by a 20amp circuit, the countertop circuits may be used to supply these areas.
- The existing electrical panel may need to be upgraded, or a subpanel added, if the requirements above cannot be accommodated.

Water Efficient Plumbing Fixtures (California Civil Code 1101.4(a))

The California Civil Code requires that all existing noncompliant plumbing fixtures (based on water efficiency) throughout the house be upgraded whenever a building permit is issued for remodeling improvements. Residential building constructed after January 1, 1994 are exempt from this requirement. The following table shows the fixtures that are considered to be non-complaint and the type of water conserving plumbing fixture that should be installed:

2016 California Green Building Standards Code, Section 4.303

Type of Fixture	Non-Complaint Plumbing Fixture	Required Water-Conserving Plumbing Fixture (maximum flow-rates)
Water Closet (Toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/minute	1.8 gallons/minute at 80psi
Faucet - Bathroom	Greater than 2.2 gallons/minute	1.2 gallons/minute at 60psi
Faucet - Kitchen	Greater than 2.2 gallons/minute	1.8 gallons/minute at 60psi

Lighting Efficiency (CEES 150.0(k)):

- All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
- Under cabinet lighting shall be on a separate switch from any other lighting.
- All light fixtures shall contain bulbs that are labeled as JA8-2016 (JA8-2016-E for sealed lens of recessed fixture). Screw base bulbs are permitted except in recessed lighting fixtures.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JA8-2016-E efficiency label.

Smoke and Carbon Monoxide Alarms (CBC 907.2.11, CRC 314, CRC 315)

Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

Carbon monoxide alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel burning appliances and where the garage is detached from the house.