



## **Kitchen Remodel**

### **Requirements for Permit Submittal**

Prior to approval and issuance of a building permit for a kitchen remodel, the applicant shall submit (3) three sets of plans, which are drawn to scale (or fully dimensioned), legible, and include the following information:

1. **Project Information:** (a) project address (b) owner's name, address, and phone number, (c) scope of work statement (d) sheet index indicating each sheet title and number (f) legend for symbols, abbreviations and notations used in the drawing.
2. **Existing Floor Plan:** showing layout of kitchen including cabinetry, countertops, and appliances. If wall location/modifications are proposed, indicate walls that are bearing supporting floor, roof, and/or ceiling loads.
3. **Proposed Floor Plan:** showing type and location of proposed cabinetry, countertops, appliances, plumbing, and gas fixtures, etc. Include legend or plan notes describing construction elements on floor plan and clearly show the difference between the existing and proposed conditions.
4. **Construction Details:** for any new/reframed, interior/exterior, walls/openings, headers/posts, etc. Design calculations may be required depending on the complexity of the alteration and structural conditions. All construction must comply with the 2013 CRC, CEC, CPC, CMC and the CEEC. For a complete list of Building Codes, visit the follow link:  
<http://www.ci.corte-madera.ca.us/building/BuildingCodes.html>
5. **Electrical Plan:** (may be combined with floor plan)
  - a. Specify receptacle outlets at each kitchen counter space wider than 12", located so that no point along the counter wall is more than 24" from a receptacle more than 48" on center. (CEC Art.210.52)
  - b. Specify at least one receptacle outlet at each island or peninsular counter space with a long dimension of 24" or greater and a short dimension of 12" or greater. (CEC Art.210.52(c))
  - c. Receptacles shall be located within 20" above countertops. (CEC Art. 210.52(c)(5))
  - d. Specify all electrical outlets serving countertops shall be GFCI protected. (CEC Art.210.8)
  - e. Specify at least two separate 20-amp circuits (for small kitchen appliances), which are limited to supplying wall and counter space outlets only. (CEC Art. 210.11(c) and CEC Art.210.52(b)).
  - f. List (as applies) all dedicated circuits such as for dishwasher, disposal, built-in microwave, insta-hot under counter water heaters, etc. (CEC Art. 210.11)
  - g. Specify that all added/replaced 125-volt, 15 and 20 ampere receptacles shall be listed tamper-resistant receptacles. (CEC Art. 406.12)
6. **Lighting / Reflected Ceiling Plan:** (may be combined with floor plans and electrical plan) For an excellent residential lighting guide showing specific requirements, visit the following link:  
[http://energydesignresources.com/media/11047305/lighting\\_design2\\_edr.pdf?tracked=true](http://energydesignresources.com/media/11047305/lighting_design2_edr.pdf?tracked=true)

- a. At least half the installed wattage of luminaries in kitchens shall be high efficacy. Note: "high efficacy" as defined by the California Energy Commission is: (a) for lamps 15 watts or less – minimum of 40 lumens per watt; (b) for lamps over 15 watts to 40 watts – minimum of 50 lumens per watt; (c) for lamps over 40 watts – minimum of 60 lumens per watt. (Efficacy fixtures designed solely for fluorescent or L.E.D)
- b. High efficacy lighting must be switched separately from low efficacy lighting. Clearly show and identify switch types and locations on the plan. Low efficacy lighting must be controlled by a dimmer switch.
- c. Recessed luminaries in insulated ceilings shall be zero clearance insulation cover (IC), and shall include a label certifying air-tight (AT) designation. Fixtures installed in moist areas must additionally be listed for Damp Locations
- d. Fluorescent lamps with a power rating of 13 W or more shall have electronic ballast that operates the lamp at a frequency of 20 kHz or more.
- e. For additional energy requirements visit the following link for the residential Building Energy Efficiency Standards.

<http://www.energy.ca.gov/2008publications/CEC-400-2008-001/CEC-400-2008-001-CMF.PDF>

**6. Smoke Detectors & Carbon Monoxide Alarms:** shall be installed in the following locations when a permit is required for alterations, repairs, or additions exceeding \$1,000.00:

- a. **Smoke Detectors (CRC Sec. R314):** (a) in each sleeping room, (b) outside each separate sleeping area in immediate vicinity of the bedrooms, (c) on each story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics.
- b. **Carbon Monoxide Alarms (CRC Sec. R315):** existing dwellings or sleeping units that have attached garages or fuel burning-appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon Monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.

❖ **Carbon monoxide alarms required by Section 315.2 shall be installed in the following locations:**

- i. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- ii. On every level of a dwelling unit including basements.

**7. Fuel Burning Appliances:** show the location of the fuel shutoff valve. The shutoff valve must be accessible and located within 6' of appliances. Flex connectors shall not be concealed within construction, including within cabinetry. (CPC 1211.5) Kitchen range hoods are required with a minimum of 100 CFM and must vent to the exterior. (ANSI/ASHRAE Standard 62.2 and CMC Table 403.7. CMC 402.1.2 & 504.5)

**8. Dishwashing machines:** shall discharge indirectly through a listed air gap fitting located in the discharge side of the dishwasher. Such fitting shall be located above the flood level of the sink or drain board. (CPC 414.3 & 808.4)

**9. Kitchen sink faucet:** Senate Bill 407 requires new kitchen sink faucets to be certified as a low-flow fixture and use less than 2.2 gallons of water per minute. Please note this on the plans. For additional information, please refer to <http://www.calbo.org/uploads/SB407Analysis.pdf>.