



RESIDENTIAL KITCHEN REMODEL

These requirements apply to building permits submitted on or after January 1, 2017.

BUILDING INSPECTION REQUIREMENTS

A permit is required for kitchen remodels that include the replacement of kitchen countertops. A permit is not required for upper cabinets or cabinet re-facing. 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 Green Building Standards (CalGreen), and 2016 California Energy Efficiency Standards. Contact the Building Inspection Division for any questions or additional information, including requirements for new/altered plumbing or mechanical (exhaust hood).

Electrical Requirements

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

- All receptacles shall be GFCI & AFCI protected and tamper-resistant (TR)
- Receptacles shall be provided at all countertop areas with a minimum width of 12 inches.
- Located so that no point along the wall is more than 24 inches from a receptacle outlet.
- 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.
- Electric stoves and ovens shall be supplied with a 40- or 50- amp branch circuit.

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

Lighting Efficiency (CEES 150.0(k) 1.A)

- All installed luminaires shall be high efficacy in accordance with Table 150.O-A.

Water Efficient Plumbing Fixtures (CalGreen 301.1.1)

- All existing non-compliant plumbing fixtures (based on water efficiency) throughout the house shall be upgraded whenever a building permit is issued for an addition, alteration, or improvement. The following table shows the fixtures that are considered to be non-complaint and the type of water-conserving plumbing fixture that shall be installed in place of non-compliant fixtures:

Type of Fixture	Non-Compliant 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	2.0 gallons/minute at 80 psi
Faucet-Bathroom	Greater than 2.2 gallons/minute	1.2 gallons/minute at 60 psi
Faucet-Kitchen	Greater than 2.2 gallons/minute	1.8 gallons/minute at 60 psi (average)

*Residential building constructed after January 1, 1994 are exempt from this requirement.

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

Smoke alarms shall be installed per manufacturer's installation instructions in all sleeping rooms, in each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. All battery powered smoke alarms shall have a 10-year battery.

Carbon monoxide (CO) alarms shall be installed per manufacturer's installation instructions in each area/hallway adjacent to sleeping rooms, any bedroom containing (or opening to a bathroom containing) a fuel burning appliance, each story of the building, and any basement. CO alarms are not required if there is no fuel burning appliance or fireplace in the house and where the garage is detached from the house.

PERMIT PROCESS

Building Permit Review

1. Building permit applications are available on-line at www.cccounty.us/apc, or a permit can be obtained at the Application and Permit Center.

Inspections

1. A rough electrical inspection is required after the electrical boxes are installed and before any devices are connected.
2. Any other structural, mechanical, or plumbing alterations should be scheduled for a rough inspection (including top-out).
3. The final inspection is required after all work is complete.

Building Permit Application Requirements

(3 copies of each item)

- A completed Building Permit Application available on-line or at the Application and Permit Center.
- A floor plan showing the existing and proposed walls indicating if any existing load bearing walls will be removed (additional plans may be required if bearing wall will be removed or relocated) and the use of all adjoining rooms/areas. Also include the size and location of existing windows and note if they will be replaced.