



Kitchen Remodel

Application and Plan Submittal

Include a complete digital copy of all materials for every submittal, and re-submittal. Please submit the following to begin the review process:

- Permit application
- Construction drawings
 - 11" x 17" minimum page size with a ¼" = 1' 0" minimum scale
 - Exceptions may be made for minor residential projects
- Supporting documents when applicable

If the property is overseen by a Homeowners Association a **letter of authorization signed by the HOA**, is required.

A permit is required for kitchen remodels that include the replacement of kitchen cabinets. 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.

The following list of general code requirements based on the adopted **2022 California Codes**, are provided for general information. If you have any questions contact the Building Inspection Division at (650) 558-7260 during regular business hours.

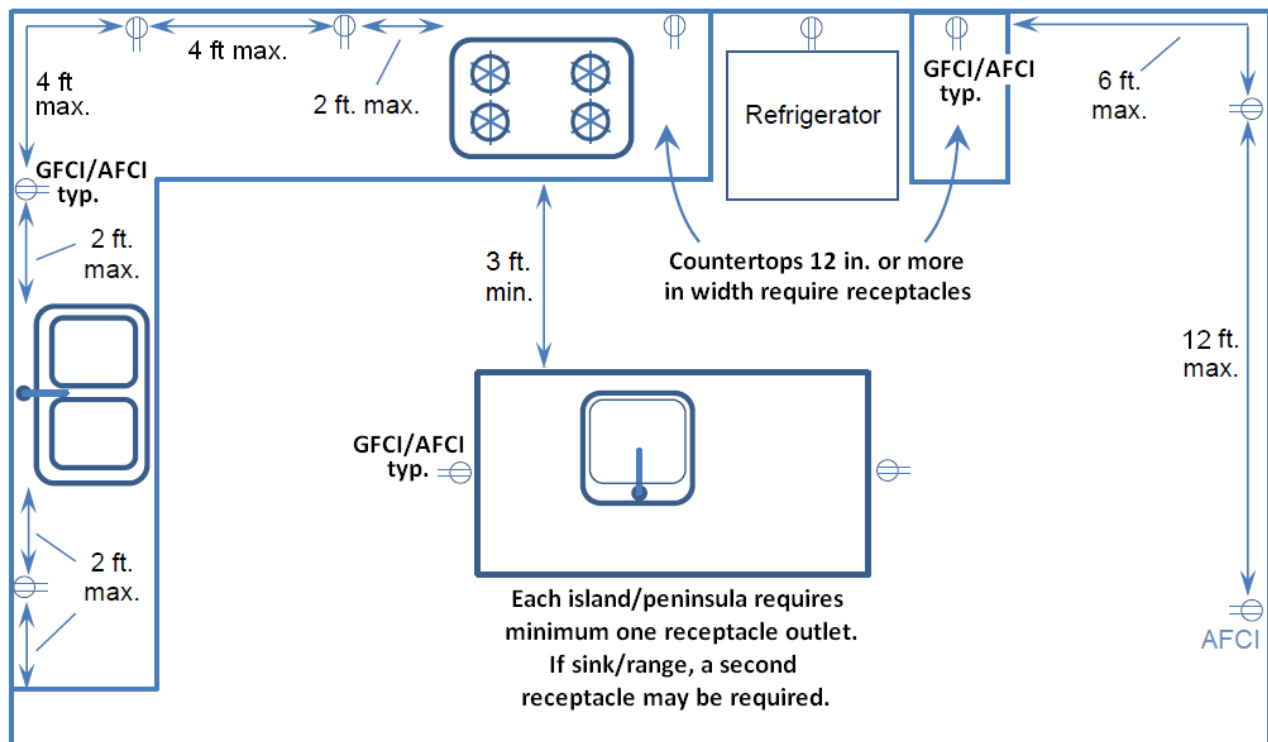
BASIC CODE REQUIREMENTS

- Minimum two (2) GFCI protected 20 amp small-appliance branch circuits (countertop receptacles) (CEC 210.11(C) (1) & 210.52(B) (3)).
- No equipment, such as dishwashers, garbage disposals, or exhaust fans, shall be connected to the required 20 amp small-appliance branch circuits (CEC 422.16).
- A receptacle outlet shall be installed at each wall countertop space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 2' measured horizontally from a receptacle outlet in that space (CEC 210.52(C) (1)).
- All 15 or 20 amp (120-volt) branch circuits supplying outlets or devices installed in dwelling unit kitchens are required to be Combination Type AFCI protected (CEC 210.12(A)).
- Countertop receptacles outlets shall be located no more than 20" above the countertop (CEC 210.52C5).
- Islands or peninsula countertop spaces with a long dimension of 24" or greater and a short dimension of 12" or greater must have at least one electrical outlet (CEC 210.52C2). If an island has a sink and/or countertop range a second receptacle may be required (CEC210.52C4).
- All receptacles serving countertops, dishwashers and within 6' of sinks edge must be GFCI protected (CEC 210.8(A) 6/7 & CEC 210.8(D)).
- 15-20 ampere receptacles in dwelling units shall be listed tamper-resistance receptacles (CEC 406.12(1)).
- Electric ranges and ovens shall be supplied with a 40 or 50 amp branch circuit (CEC 210.23C).
- Individual (dedicated) circuits will be required for the following appliances: garbage disposals, microwaves, compactors and dishwashers (CEC 210.19A1b / CEC430.53A).

- Provide electrical load calculations at the time of submittal for multifamily dwelling kitchen remodels (CEC 220).

Note: when kitchen remodels are proposed and the electrical requirements cannot be accommodated, the existing main electrical panel/sub-panel & feeders shall be upgraded.

- If a sub-panel is provided, the location shall comply with the requirements per CEC 110.26A2 & 220.24.
- Proper grounding and bonding shall be provided (CEC 250).
- Dishwashers shall be connected with the approved drainage airgap devices located above the flood level rim of the sink or per manufacturers installation instructions (CPC 807.3).
- A mechanical permit is required to replace a kitchen exhaust hood that includes an outside air vent. The vent shall terminate on the building exterior at least 3 feet from any other opening into the building. Flexible (corrugated) ducting is not allowed for exhaust hoods (CMC 504.3).
- Garage to kitchen openings - Door to garage is required to be a minimum 1³/₈" solid core, or 20 minute fire rated self-closing/self-latching door (CRC R302.5.1). Kitchen-Garage separation –side of garage wall- must have a minimum covering of 1/2" gypsum board or equivalent (CRC table R302.6).
- Clear passageway min. 36" between counter fronts and appliances or counters and walls (CBC 1208.1).
- All installed lighting in the kitchen shall be high efficacy (California Energy Code 150.0(k) 1A).
- Under-cabinet lighting shall be switched separately from other lighting systems (California Energy Code 150.0(k) 2L).
- Newly installed fixtures shall be water-conserving in compliance with the CGC 4.303. Kitchen faucets shall not exceed 1.8 GPM.



**Kitchen Remodel
Example - Floor Plan**

OTHER RELATED HANDOUTS

- Smoke Detector & Carbon Monoxide requirements