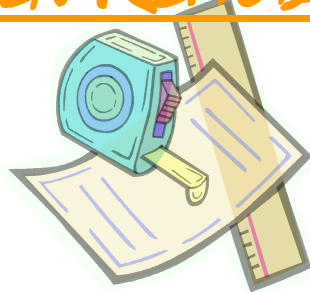


# KITCHEN REMODELS



## What Do I Need To Provide To Obtain A Kitchen Remodel Permit?

1. A completed permit application worksheet.
2. 3 completed, securely bound sets of plans.
3. Existing and Proposed floor plan. Note: "E" next to the existing items that will not be replaced & "N" next to new items.
4. Give the square footage of area and label adjoining rooms.
5. Minimum size of plans no smaller than 11" x "17". Drawings must be legible.
6. All Plans need to be drawn to scale. ( Minimum scale 1/4"=1' )
7. Cover Sheet to include the following: (a) Project address, (b) Owner's name, (c) Scope of work included in this permit. Example; New windows, new electrical service, skylights, etc.
8. Complete a Title 24 Kitchen lighting agreement for new lighting installed at time of Plan Check unless all new lighting is high efficacy.
9. Show all applicable work in detail e.g., electrical, plumbing, exhaust fan, windows, etc.
10. If you are adding any plumbing fixtures, Public Works Dept will require you to complete a Back Water Valve Certificate prior to issuance of the permit. Obtain certificate at the Public Works Dept. Complete the certificate, return one copy to PW and one copy to the Building Department.

## What Inspections Will Be Required?

1. Sub-floor repair or replacement, call for an inspection of repair before covering.
2. Rough Framing, Electrical, Plumbing and Mechanical will be inspected all at one time. Call for inspection when work is completed. Do not cover any work before inspection. Do not install any insulation prior to inspection.
3. Call for a final inspection when all work is completed. Final inspection will need to be completed before your permit expires. Expired permits will need to be renewed before any additional inspections will be performed.
4. Final inspection will include checking Smoke Detectors, Carbon Monoxide detectors, Lighted street address, all circuit breakers properly labeled in the service or sub-panel.

# RESIDENTIAL

## Electrical Requirements (2016 CEC)

- Two 20-amp small-appliance circuits; these cannot serve outside outlets – only the required countertop and wall outlets including refrigeration equipment ..... [210-52(B) (1), (3), (c)]
- Provide separate and dedicated circuits with I.D. for garbage disposal, dishwasher, built-in microwave, trash compactor, and refrigeration equipment ..... [422.10]
- Garbage disposal & dishwasher: plug connected with listed flexible cords (18" to 36" long for G.D.; 36" to 48" long for D.); receptacles must be accessible (not behind appliance) ..... [422-16(B) (1) & (2)]
- GFCI protection at the following locations: ..... [210-8(A) (6)]
  - a. All receptacles serving kitchen countertops
  - b. Receptacles within 6' of edge of a wet bar sink
- Provide additional receptacle outlets for countertop as follows:
  - a. In each wall space or countertop wider than 12"
  - b. Spaced so that no point along the wall and counter space line is more than 24" from a receptacle
  - c. Installed at each countertop island and peninsular countertop meeting minimum dimensions ..... [210-52(C) (2) (3)]
- Receptacle for gas-fired ranges may be attached to the small appliance circuit ..... [210-52(B) (2) ex.2]

## Plumbing Requirements (2016 CPC)

- Dishwasher air gap required above sink flood rim ..... [807.3]
- Sink hose attachments require vacuum breaker ..... [603.3.3]
- Special venting for island fixtures ..... [909.0]

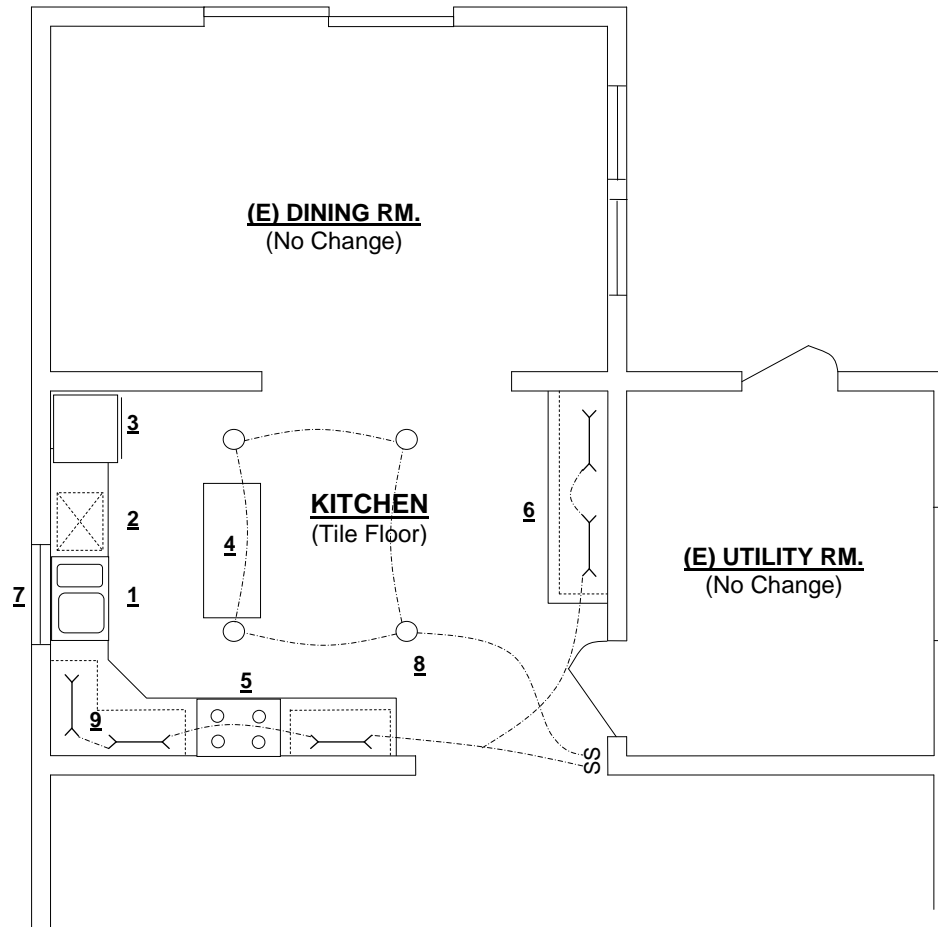
## Mechanical Requirements (2016 CMC)

- Provide installation instructions for all listed equipment to field inspector at time of inspection ..... [303.1]
- Termination of environmental air ducts a minimum of 3' from property lines or other openings into building (i.e., dryers, bath and utility fans, etc., must be 3' away from doors, windows, opening skylights or attic vents) .... [502.2]

## Residential Lighting Requirements (2016 Energy Standards)

- Adding New Lighting? All new Kitchen lighting shall be high efficacy per **2016 Building Energy Efficiency Standards.....** [§150(k) 1. A]
- **The 2016 California Building Codes and all applicable City of Burlingame ordinances will be employed during this project.**

## Sample Floor Plan



### **SCOPE OF WORK:**

Kitchen layout will remain the same. Work includes removal and replacement of kitchen appliances (dishwasher, sink, oven, range, countertops and cabinets, flooring, and light fixtures).

### **FLOOR PLAN KEYNOTES:**

1. Double sink
2. Dishwasher with required air gap
3. Refrigerator
4. Island cabinet
5. Cook top with downdraft venting
6. Marble countertops & cabinets above
7. (E) Window – no change
8. (N) 4-LED Fixtures w/separate switch
9. (N) 5-Fluor. Fixtures w/separate switch

### **ELECTRICAL LEGEND:**

*(Example of suggested luminaire schedule to be listed on plans)*

Luminaire Type	Notes for luminaire schedule
(N) LED Recessed Can	Airtight requirements of Sect. 150(k) C.
(N) Fluorescent Recessed Can	With one 26 watt pin-based compact fluorescent lamp, meets the electronic ballast, min. efficacy, IC, and Airtight requirements of Sect. 150(k) C.
(N) Fluorescent under-cabinet lights	Under cabinet lighting shall be switched separately from other lighting systems.

**Project Address:**  
501 Primrose Ave  
Burlingame, CA 94010

**Owners Name:**  
Mr. & Mrs. Right  
Ph: (650) 558-7260

**Designers Name:**  
Dan's Design Studio  
501 Primrose Ave  
Burlingame, CA 94010  
Ph: (650) 558-7260