



KITCHEN REMODEL

INFORMATION GUIDELINE

January 2020

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City of Pleasant Hill • Building Division • 100 Gregory Lane • Pleasant Hill, CA 94523
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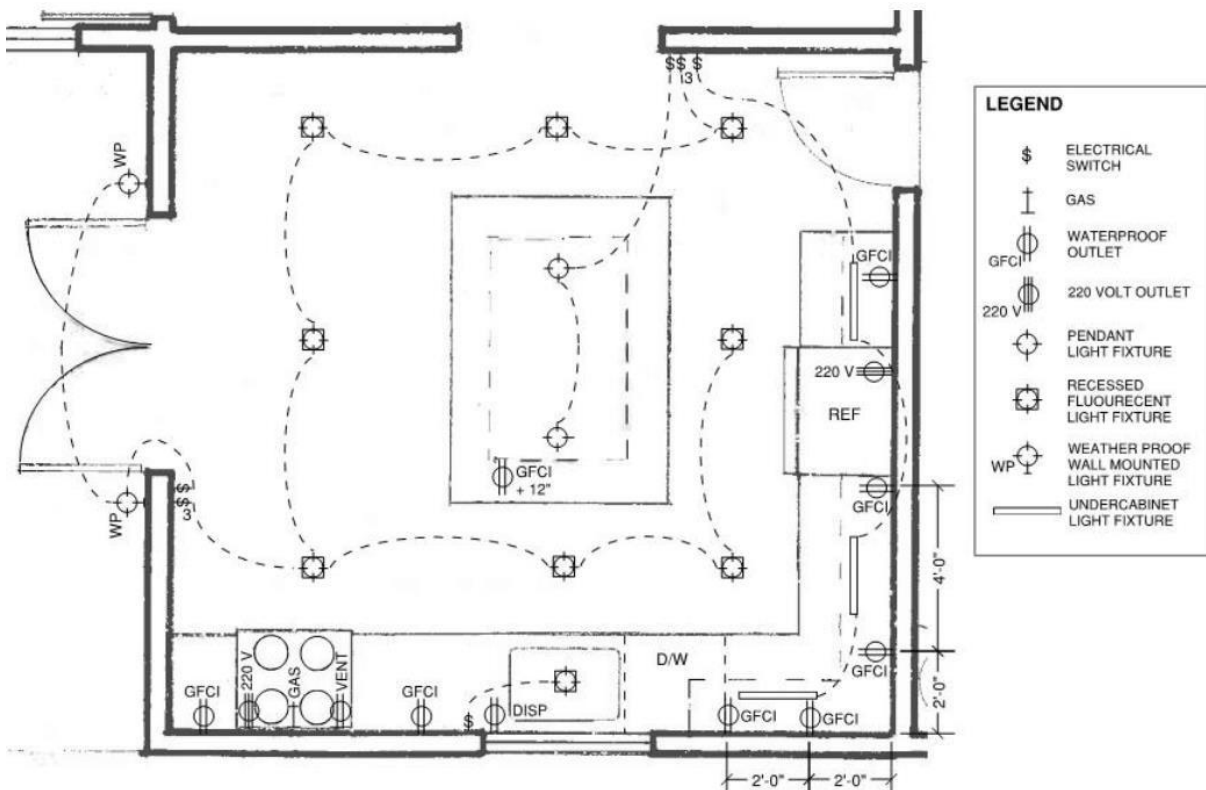
For One and Two Family Residences & Townhomes not exceeding 3 Stories

PLAN SUBMITTAL

Submit three (3) sets of plans, which are drawn to scale (or at the very minimum fully dimensioned), readable, legible, and include the following information:
(Plan information listed in the items below could be combined if clarity is maintained)

- Permit Application**
- Existing Floor Plan** for the floor/story where the remodeled kitchen is located. Specify the existing use of all rooms and areas. (Note: existing floor plan may be in a schematic format and is required for reference purposes only).
- Proposed Kitchen Floor Plan** showing type and location of the proposed interior cabinetry counter-tops, plumbing fixtures, etc. See requirements below from Building, Electrical/Lighting, Mechanical and Plumbing Requirements, including the example diagram on final page of handout.
- Construction Details** for any new/reframed interior/exterior walls/openings, headers, etc.

EXAMPLE OF KITCHEN FLOOR PLAN



BUILDING REQUIREMENTS

- All work must comply with current 2019 California building code standards (building, electrical, mechanical, plumbing, energy and CALGreen)

- Structural calculations may be required for removal and/or replacement of bearing walls.
- Minimum ceiling height in a kitchen is 7'-0" clear, from the finished floor to the finished ceiling.
- A minimum of 3'-0" clearance is required between the counter fronts and appliances, or counter fronts and walls.
- Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as garages, crawl spaces, exterior walls and attics. Type of insulation required: walls 2x4 R-13 or 2x6 R-19, ceiling R-38 and floors R-19.

MECHANICAL REQUIREMENTS

- A vertical minimum clearance of 30" is required above a range to combustibles materials, and a minimum vertical clearance of 24" above the range to the built-in microwave ovens is required. *Note:* Larger units require greater clearances, refer to manufacturer requirements.
- Back draft damper are required on ventilation systems exhausting to the exterior. Point of exhaust vent must be a minimum of 3'-0" from a property line or openings into the buildings such as doors, windows, opening skylights, attic vents.

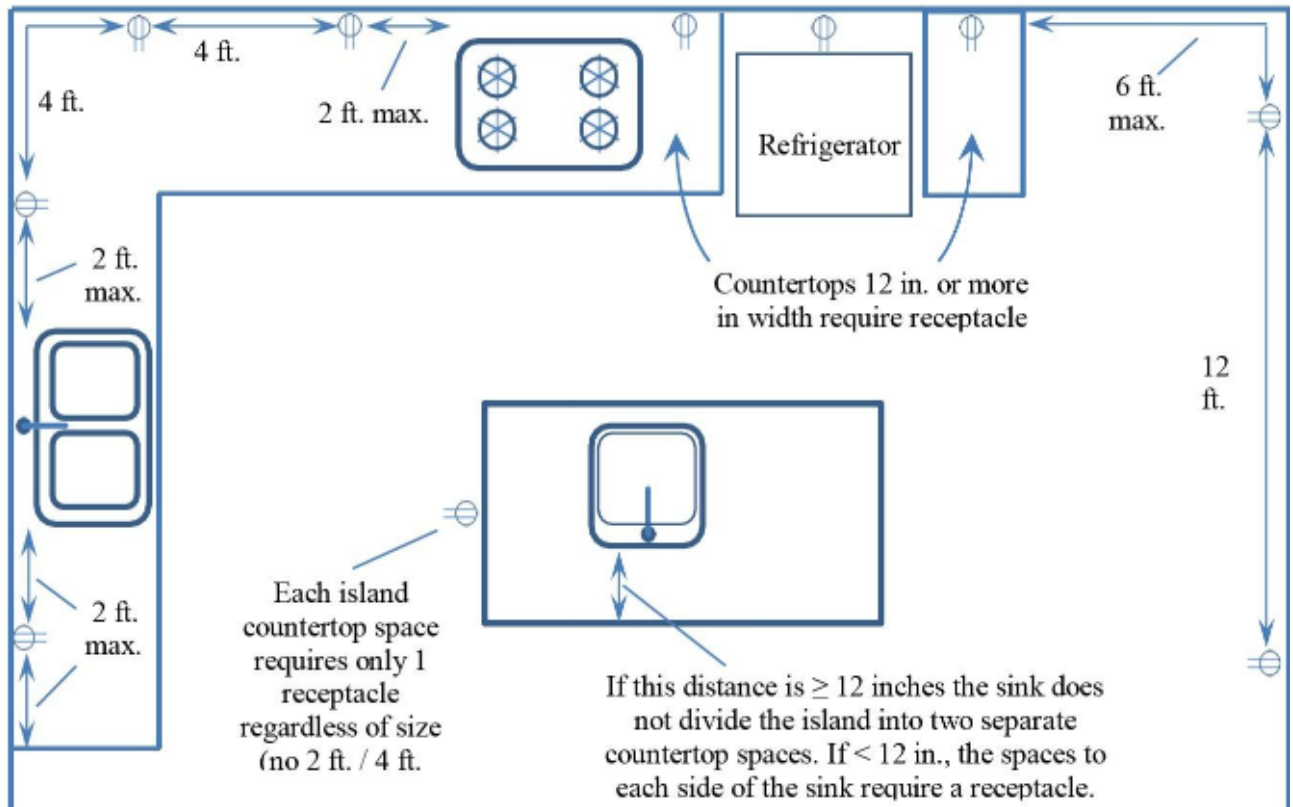
ELECTRICAL REQUIREMENTS

- GFCI and AFCI protection is required for all 125 volt, 15, and 20 ampere receptacles that supply kitchen countertop surfaces [210.8(A) (6), 210.12(A)].
- Two 20 amp. dedicated kitchen counter circuits are required.
- All the kitchen counter receptacles shall be GFCI protected and "tamper resistant". The counter top circuits required may only be shared with the dining room, breakfast room or a pantry. Dishwashers, garbage disposals, insta-hots, compactors, built in microwave ovens, and the kitchen lighting shall not be on the same electrical circuits (dedicated).
- Receptacle Outlet Location. Receptacle outlets shall be located on or above the countertop, but not more than 20 inches from the countertop surface; unless the receptacle outlet assembly is listed for the application shall be permitted to be installed in the countertop. Receptacles shall not be installed in a face-up position in the work surfaces or countertops and shall not be located on the sides of cabinets.[406.5(E)]
- Counter tops wider than 12" require receptacles. Receptacle shall be no higher than 20" above the counter. Receptacle outlets shall be installed so that no point along the wall line is more than 24", measured horizontally from an outlet in that space.
- Separate Spaces. When breaks occur in countertop spaces (ranges, refrigerators, sinks, etc.), each countertop surface is considered a separate counter for determining receptacle placement.(210.52(c)(1) If a range, counter-mounted cooking unit, or sink is installed in an island or a peninsular countertop and the depth of the countertop behind the range, counter-mounted cooking unit, or sink is less than 12 inches, the range, counter-mounted cooking unit, or sink shall be considered to divide the countertop space into two separate countertop spaces. Each separate countertop space shall comply with the applicable requirements in 210.52(C).
- New and extended branch circuits supplying outlets and devices (i.e. receptacles, lighting, hoods, etc.) in the kitchen shall be AFCI protected and tamper-resistant (TR).
- Islands or peninsulas require at least 1 receptacle. Receptacles may not be more than 12" below the counter surface or be below a counter that extends more than 6" beyond a cabinets end.
- The maximum length for a garbage disposal cord is 36" and a dishwasher is 48". Attachment

plug and receptacle shall be accessible and labeled.

- ❑ Multi-wire duplex receptacles for garbage disposals and dishwashers require a common trip breaker in the service panels.

EXAMPLE RECEPTACLE SPACING



LIGHTING EFFICIENCY

- ❑ All luminaires installed shall be high efficacy; screw-based fixtures can be considered high-efficacy if labeled as JA8-2016 compliant. However, screw based fixtures can't be used in recessed downlights and be considered high-efficacy.
- ❑ Recess downlights must be IC/AT listed, JA8 compliant, and sealed with gasket or caulk
- ❑ Under cabinet luminaires shall be separately switched
- ❑ Dimmers or vacancy sensors are required to control all high-efficacy luminaires, except closets $< 70\text{ft}^2$ and hallways

PLUMBING REQUIREMENTS

- ❑ All new gas piping shall be sized to supply sufficient gas to the appliances. The gas piping shall be tested with 10 lbs. of pressure for a minimum of 15 minutes.
- ❑ Hot water piping $\frac{3}{4}$ " and greater serving a kitchen shall be insulated with minimum 1" wall thickness insulation.
- ❑ All oven and stove gas valves shall be readily accessible and be within 3'-0" of the appliance. Connectors may not be concealed or pass through any floor, wall partition, ceiling, or appliance housing cabinet.
- ❑ A 2" accessible plumbing cleanout under the sink shall be required.
- ❑ An air gap above the sink rim shall be installed between the dishwasher drainpipe and the

garbage disposal inlet.

WATER EFFICIENT PLUMBING FIXTURES

- Water efficient plumbing fixtures: For all alternations/improvements in this project, all non-compliant plumbing fixtures in the dwelling unit shall be replaced with water conserving fixtures. See “Indoor Water Use” chart below:

INDOOR WATER USE:
(Requirements for homes built on or before 01/01/1994)

Fixture Type	Non-Compliant (1994) (flow rater over)	Conserving Fixtures (Current) (Max flow rate)
Kitchen Faucet	2.2 Gal/min	1.8 Gal/min @ 60 psi
Other Faucets	2.2 Gal/min	1.5 Gal/min @ 60 psi
Shower	2.5 Gal/min	2.0 Gal/min @ 80 psi
Water Closet	1.6 Gal/min	1.28 Gal/flush

(Flow rates combined for all heads controlled by a single valve)

EXAMPLE KITCHEN ISLAND VENT

