

RESIDENTIAL KITCHEN REMODEL GUIDE **FOR AN ALTERATION TO A SINGLE FAMILY DWELLING**

Permit Information

A permit is required for kitchen remodels which include the removal and replacement and/or relocation of kitchen cabinets, countertops, sink, garbage disposal, dishwasher, new/altered kitchen island, changes to lighting, replacement of drywall, modifications to the structural elements of the dwelling, changes to the electrical, mechanical, and plumbing systems. A permit is not required for kitchen re-facing of existing cabinets or countertop replacement, and replacement of existing receptacles, switch devices or cord connected appliances in the same location. All requirements shall conform to the currently adopted codes. This guide is intended to provide general information, contact the Community Development Department for any questions or additional information.

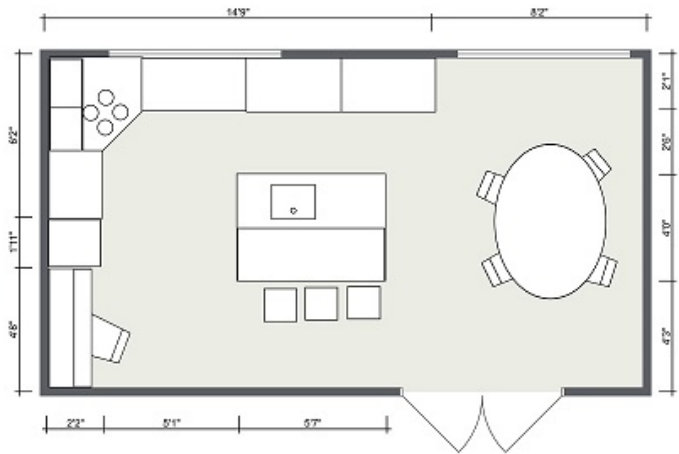
Things to Know

- Kitchen remodels require compliance with the following codes: [2019 California Residential Code \(CRC\)](#), [California Electrical Code \(CEC\)](#), [California Plumbing Code \(CPC\)](#), [California Energy Code \(CEnc\)](#), [California Green Code \(CalGreen\)](#), and [California Mechanical Code \(CMC\)](#).
- A building permit may only be issued to a State of California Contractor or the Homeowner. If the homeowner hires workers, state law requires the homeowner to obtain worker's compensation insurance.
- When a permit is required for an alteration, repair or addition exceeding one thousand dollars (\$1,000) to an existing dwelling unit that has an attached garage or fuel-burning appliance, the dwelling unit shall be provided with a smoke alarm and carbon monoxide in accordance with the California Residential Code Sections R314 & R315.
- Per California Civil Code Article 1101.4 and CALGreen Section 301.1, for homes built prior to 1994, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded. Water closets with a flow rate in excess of 1.6 gpf will need to be replaced with water closets with a maximum flow rate of 1.28 gpf. Shower heads with a flow rate greater than 2.5 gpm will need to be replaced with a maximum 1.8 gpm shower head. Lavatory and kitchen faucets with a flow rate greater than 2.2 gpm will need to be replaced with a faucet with maximum flow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets). Please note this requirement on the plans.
- Construction waste management. All additions/alterations residential building projects subjects to CALGreen shall comply with the Construction and Demolition (C&D) requirements of Salinas Municipal Code Section 9-11.1: At least 65% of the C&D debris and 100 % of inert material generated by the project are recycled, salvaged, composted, or other handled with an approved method.
- Where a door leads from the kitchen to the garage, a 1-3/8" solid core, self-closing, and self-latching door or 20-minute fire rated door shall be installed.

Submittal Requirements

Before approval and issuance of a building permit, the applicant shall email the documents listed below, in PDF format, to epermit@ci.salinass.ca.us. Documents should be readable, legible, and include the following information:

Documents	
FORMS	Completed Building Permit Application
	Construction & Demolition Waste Form (3 rd Sheet Only)
	Resident Cover Sheet Handout
PLANS	Existing Floor Plan – Label and Specify the Existing Use of All Rooms and Areas
	Existing Kitchen Layout
	Proposed Kitchen Layout – Scale or Dimensions
	Exterior Elevations (If Applicable)
	Site Plan – Scale and Dimensions (If Exterior Alterations are Proposed)
	Location of Cabinets, Drywall and Insulation Replacement
	Location of Appliances and Equipment
	Location of Outlets, Lighting Fixtures, Switches, Main Service Panel with Size
Construction Details – New/Reframed Interior Walls, Interior/Exterior Opening, etc.	



<https://www.roomsketcher.com/blog/wp-content/uploads/2015/09/RoomSketcher-Kitchen-Design-Floor-Plans-3D-Photo-1.jpg>

Minimum Requirements for Kitchen Electrical, Mechanical and Plumbing Systems

Please attach these notes to your plans and check all notes which apply to your project.

Electrical Requirements

REV by: Lucila Ayala 7/27/2021 11:08 AM

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- All installed luminaires shall be high efficacy; either listed by source type or by being JA8-2019 certified and labeled. [CEnC 150.0(k)1A]
- Exhaust fans and undercabinet lighting shall be switched from other lighting systems.
[CEnC 150.0(k)2B&L]
- Recessed light fixtures in insulated ceilings shall be approved, listed, zero-clearance insulation cover (IC) type, Certified Air Tight (ASTM E283) and sealed with a gasket or caulked between housing and ceiling, and shall be certified to comply with Section 110.9 and allow ballast maintenance and replacement to be readily accessible to building occupants from below.
[CEnC 150.0(k)1C]
- A minimum of two 20-amp small-appliance branch circuits are required to serve countertop and wall receptacles in the kitchen, pantry and dining room. Circuits shall be balanced and have no other outlets. [CEC210.11A & CEC 210.52 (B)(1)&(2)]
- All receptacle outlets serving countertops in kitchens of dwelling units shall be GFCI protected.
[CEC 210.8(A)(6)]
- All 125volt, 15-ampere and 20-ampere receptacles shall be listed tamper resistant receptacle.
[CEC 406.12(A)]
- AFCI (arc-fault circuit-interrupter) protection is required for all 120V 15- & 20-amp kitchen circuits.
[CEC210.12(A)]
- Wall counter space: A receptacle outlet shall be installed at each wall counter space 12 inches or wider. Receptacles outlet shall be installed so that no point along the wall is more than 24 inches, measured horizontally from a receptacle outlet in the space. [CEC 210.52(C)(1)]
- Island counter space: At least one receptacle outlet shall be installed at each island counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater.
[CEC 210.52(C)(2)]
- Peninsular counter space: At least one receptacle outlet shall be installed at each peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. A peninsular countertop is measured from the connecting edge. [CEC 210.52(C)(3)]
- Separate spaces: Counter spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter spaces in applying the requirements of CEC 210.52 (C)(1) (2)(3).
[CEC 210.52(C)(4)]
- Countertop receptacle outlet location: receptacle outlets shall be located not more than 20 inches above the countertop. Receptacle outlets shall not be installed in a face up position in the work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in 210.52(C)(1), Exception, or appliances occupying dedicated space shall not be considered as these required outlets. [CEC 210.52 (C)(5)]

- Individual dedicated circuits are required for all major appliances. [CEC 210.11(C)(1) & 422.10(A)]
- Garbage disposal cord and plug connected with a flexible cord 18" to 36" long. [CEC 422.16 (B)(1)]
- Dishwasher cord 36" to 48" long. [CEC 422.16(B)(2)]

- Provide separate and dedicated circuits for dishwasher, garbage disposal, built microwave, and trash compactors. [CEC 210.11(A)]
- Minimum 15-amp circuit for the dishwasher and a 15-amp circuit for the disposal. [CEC 210.23(A)]
- If using a split outlet (two circuits on the same yoke) for dishwasher/disposal, provide a listed handle tie at the two circuit breakers at the panel. [CEC 210.7]

Mechanical Requirements

- Provide installation instructions for all listed equipment to field inspector at time of inspection. [CMC 303.1]
- Ducts used for kitchen range ventilation shall be of metal and have smooth interior surface. Aluminum flex duct is prohibited. A back-draft damper shall be provided. [CMC 504.3, 504.1.1]
- Upper cabinets shall be a minimum of 30" above cooking top. Cabinets and kitchen range hood shall be installed with the minimum clearances as required by the range/cooktop manufacture's installation instructions. [CMC 921.3.2]
- Kitchen local exhaust ventilation requires a minimum rate of 100cfm with a maximum sound rating of 3 sones for operator-controlled fans or 1 sone for fans that operate continuously. [ASHRA 62.2, CMC Table 403.7]
- Environmental air duct exhaust shall terminate at least 3 ft. from openings into the building. [CMC502.2.1]

Plumbing Requirements

- Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 PSI. [CPC 407.2.1.1]
- New Gas appliances at kitchen should be specified. Provide a single line diagram of gas piping, showing pipe sizes, lengths, and BTU demand ratings for all gas appliances. [CPC 1216.0]
- A gas test is required on all piping modifications of at least 10 PSI for 15 minutes. A maximum 15 PSI gauge is required for the gas test. [CPC 1213.3]
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. [CPC 1210.1.6]
- An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance. [CPC 1212.5]
- Appliance gas flexible connectors shall be list and of minimum length but not to exceed 6 feet. [CPC 1212.3]
- An approved air gap fitting on the discharge side of the dishwasher is required. [CPC 807.3]