



KITCHEN REMODEL PLAN REQUIREMENTS

Applications for a residential kitchen remodel should include three sets of plans with the following details:

1. A floor plan: Include a floor plan of the existing kitchen and also a floor plan of the proposed kitchen (if the floor plan will be unchanged then a single floor plan will be sufficient). Show the location of the kitchen sink, oven, cook top, refrigerator, dishwasher and microwave (if built-in). Also, show the location and dimensions of all kitchen counter tops. Note that a permit is not required to change the kitchen cabinets and counter tops in the original configuration but a permit is required whenever appliances are relocated, walls and/or ceilings are removed or relocated, or if changes are made to the electrical outlets, lighting, or plumbing fixtures.
2. Electrical and Plumbing Plan: If there are to be changes to the electrical outlets, lighting, or plumbing then a permit would be required and the proposed changes should be noted on the floor plan. When electrical or plumbing changes are made, they must meet the requirements of the latest version of the 2013 California Codes. Speak to one of our building inspectors for help with the electrical and plumbing code requirements in a residential kitchen.
3. Kitchen Lighting: Fifty percent (50%) of the total lighting wattage in a residential kitchen must be high efficacy (generally florescent or LED). Whenever kitchen lighting fixtures are replaced or relocated, the 50% wattage requirement will be required. Florescent fixtures must be the 4 pin electronic ballast type; florescent bulbs in typical screw-in sockets are not allowed when replacing the fixture. If incandescent light fixtures are used at less than 50% of the total wattage, they must be separately switched from the high efficacy fixtures.
4. Other requirements: Whenever a permit is required for a work of improvement that has a total value of \$1000 or more, then smoke detectors will be required in all sleeping rooms and in the main hallway outside the sleeping rooms. At least one detector is required on each floor of a multi-story residence. Carbon monoxide detectors are also required when the value of the work is \$1000 or more with at least one detector required on each floor located in a central location (the hallway outside the sleeping rooms). Battery operated detectors are allowed when the residence was not originally equipped with detectors and when the drywall is not being removed from the ceilings where the detectors will be mounted.
5. Excluded from permit: New cabinets, counter tops, floor coverings, paint, wallpaper, and minor repairs.