



## RESIDENTIAL KITCHEN REMODEL

A permit is required for kitchen remodels that include the removal & replacement and/or relocation of kitchen cabinets & countertops, sink, dishwasher, new/altered island, or replacement/alteration to the electrical & exhaust hood. A permit is not required for kitchen countertop replacement or re-facing of existing cabinets. If a permit is required, it must be obtained prior to the start of the remodel. ***This handout is for information & or reference only and is not a substitute for plans prepared for each project.***

The following is a list of the general requirements based on the ***California Residential Code (CRC), California Mechanical Code (CMC), California Electrical Code (CEC), California Plumbing Code (CPC), California Energy Code, and the California Green Building Standards Code (CalGreen)***. Contact the Building & Safety Division for any questions or additional information.

**Water Conserving Plumbing Fixtures.** The following table shows the fixtures that are water-conserving:

Type of Fixture	Required Water-Conserving Plumbing Fixture (max. rate)
Water Closet (Toilet)	1.28 gallons/flush
Urinal	.125 gallons/flush for wall mount; .50 for others
Showerhead	1.8 gallons/minute at 80 psi
Faucet - Bathroom	1.2 gallons/minute at 60 psi
Faucet - Kitchen	1.8 gallons/minute at 60 psi

### Plumbing

- The hot water valve shall be installed on the left side where two separate handles control are provided.
- Traps for island sinks shall be roughed in above the floor and must be vented.

### Kitchen Lighting Requirements

- All installed luminaire (***lighting***) shall be high efficacy. This also applies to permanently installed lighting in cabinets or under the cabinets.
- Cabinet (***in and under***) lighting shall be switched separately from other lighting systems.
- All recessed lighting shall be "***IC Rated and Airtight Certified***".
- For occupancies with a horizontal (***floor/ceiling assembly***) fire-rated separation, the recessed fixtures shall be protected to the same rating of the separation (***1-hour***) OR be listed for the required fire protection.



## Electrical

- Countertop receptacles shall meet all of the following requirements:
  - All receptacles shall be GFCI protected and tamper-resistant (**TR**).
  - All receptacles shall be provided at all wall countertop spaces with a minimum dimension of **12"** wide.
  - Be located so that no point along the wall line is more than **24"** measured horizontally from a receptacle in the countertop space.
  - Receptacles shall be located no more than **20"** above countertop.
  - Islands/peninsulas receptacles, countertop; if provided, must be on the side. Receptacles on islands are prohibited.
- All receptacles at the following location shall be GFCI protected and tamper-resistant (**TR**):
  - Within **6-ft** of the outside edge of the sink.
  - Supplying dishwashers.
- The GFCI shall be installed in a readily accessible location.
- Kitchen receptacles shall be supplied by circuits meeting all of the following requirements:
  - A minimum of two **20-amp** small-appliance branch circuits shall be provided to serve all wall & floor receptacles, and countertop receptacles. No small-appliance branch circuit shall serve more than one kitchen.
  - A dedicated circuit is required for cord and plug connected range exhaust (**range**) hoods. Separate circuits may be required for the garbage disposal, dishwasher, and built-in microwave based on the manufacturer's requirements and the motor rating.
  - The existing electrical panel may need to be upgraded, or a sub-panel added, if the requirements above cannot be accommodated.
- All **120-V**, single-phase, **15-** and **20-amp** branch circuits supply outlets or devices installed in kitchens shall be AFCI protected. The AFCI shall be installed in a readily accessible location.



# PLAN CHECK SUBMITTAL CHECKLIST FOR INTERIOR RESIDENTIAL KITCHEN REMODELS TO EXISTING SPACE

## Scope of Work:

- Where is the proposed work being done (*i.e. upstairs master bathroom, downstairs kitchen*)
- What is being replaced (*new sink, exhaust fan, etc.*)
- What existing items will remain (*shower, outlets, lights, switches, windows, door, etc.*)

## Project Data:

- Address of Property
- Owner's name and contact telephone number.
- Construction type (*typically VB*)
- Occupancy class (*R-2 for multi family, R-3 for single family*)
- Applicable codes (*CRC, CEC, CPC, CMC, T-24*)
- Automatic fire sprinkler status (*Yes or No*)

## Plans:

- Floor Plan of entire floor level showing location of proposed work.
- Floor plan of the space where work is proposed, include the following:
  - All fixtures and counters. Label each as proposed, to be replaced, or existing to remain.
  - All existing and proposed doors and windows.
  - All existing and proposed GFI outlets, switches, lighting and sprinkler heads.
  - When alterations, repairs, or additions occur requiring a permit which exceeds **\$1,000**, smoke alarms shall be provided. They may be battery operated per in the following locations:
    - Inside each sleeping area.
    - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    - On each story within a dwelling unit, a carbon monoxide detector shall be located, including the basement.
    - Smoke alarms shall be installed with **36"** of the horizontal path from the supply registers of an FAU or cooling system and not in the direct path of airflow.
    - Smoke alarms shall not be installed within **36"** horizontal path from the fan tip of a ceiling fan.
- All alterations, repairs or additions requiring a permit, shall be provided with carbon monoxide alarms. They may be battery operated in the following locations:
  - Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
  - On every level of a dwelling unit including basements.
- Provide dimensions for the following:
  - Width of door
  - Overall room dimensions
  - Show all existing or proposed windows.
  - Distance in front of the toilet



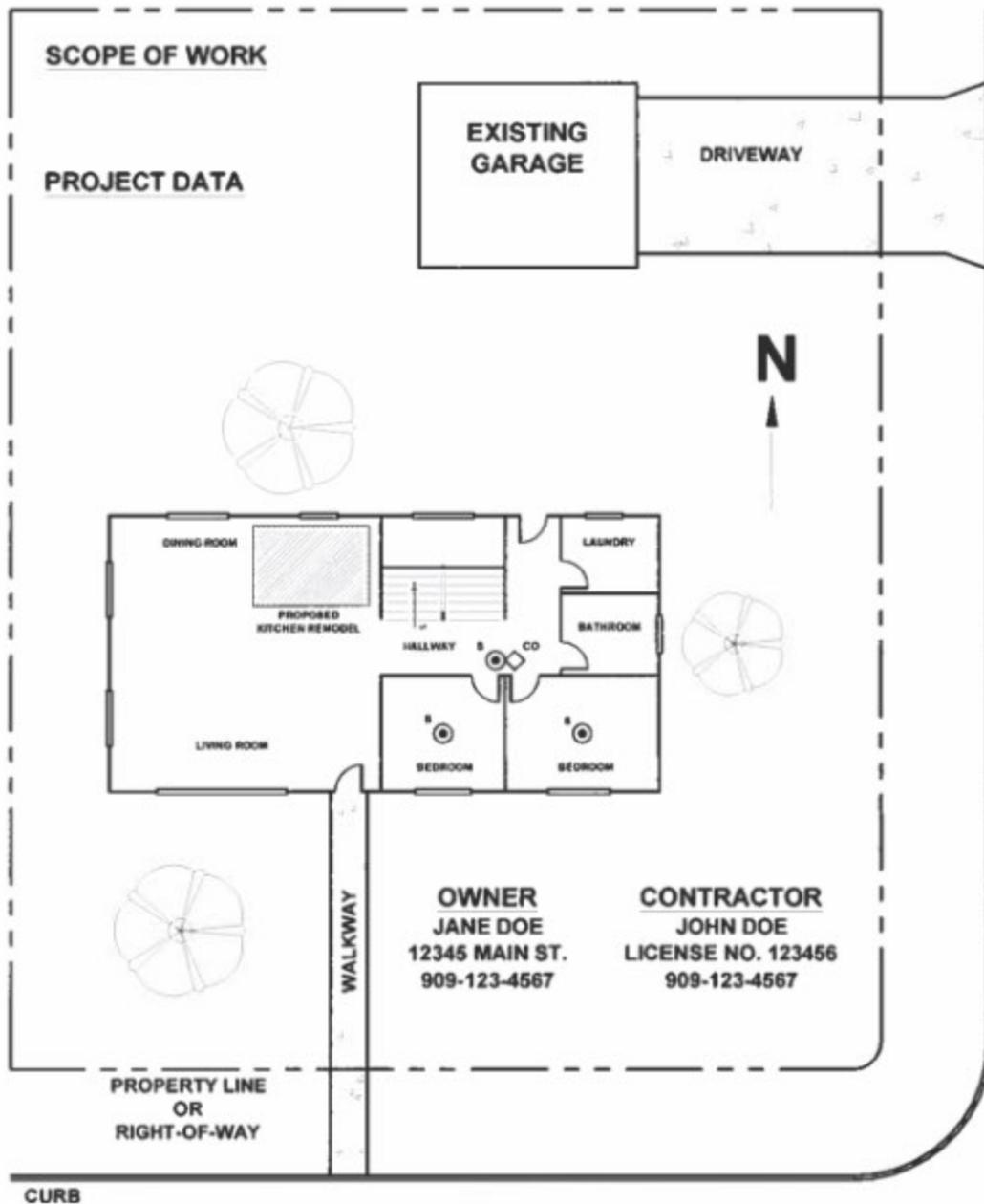
**DEPARTMENT of COMMUNITY DEVELOPMENT**

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# SAMPLE SITE PLAN

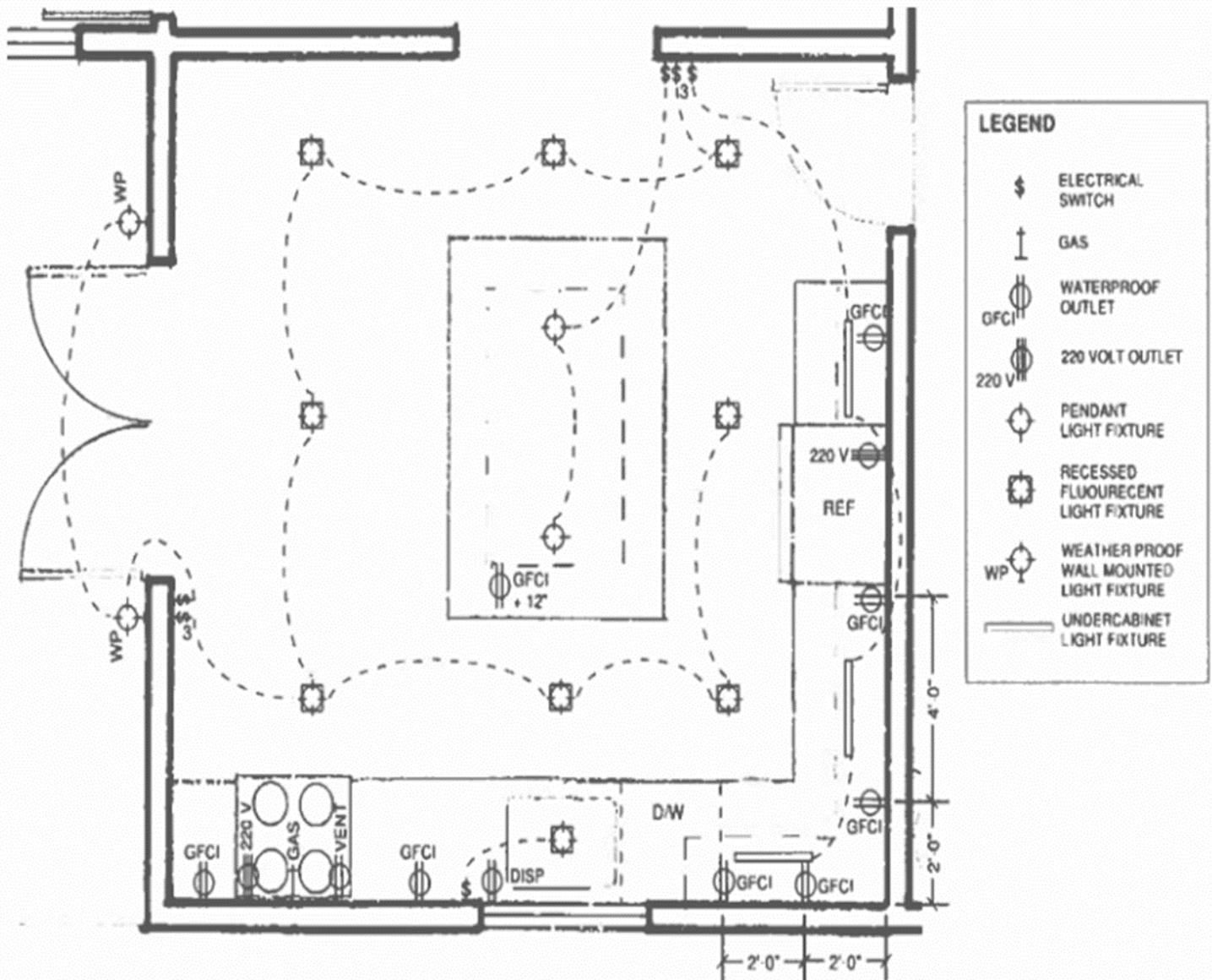
**Minimum Format:**

- 1/8" letter height.
- Property lines and directional arrow.
- Flatten layers if applicable.
- PDF Files only, combine all plans into one file.
- Drawn to scale.





# SAMPLE KITCHEN COUNTER RECEPTACLES LAYOUT





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**Kitchen Hood Ventilation**

- A local exhaust system shall be installed in the kitchen and vented to the outdoors (**recirculation prohibited**) with a minimum exhaust rate as indicated in the table below.

	Intermittent		Continuous	
Application	Min Flow Rate	Notes	Min Flow Rate	Notes
Kitchen	100 cfm	Vented range hood required of exhaust fan flow is less than 100 cfm.	5 air changes per hr	Based on kitchen volume

- Ducts used for kitchen range ventilation shall be of metal and have smooth interior surface. Aluminum flex duct is prohibited. A backdraft damper shall be provided.
- 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 manufacturer's installation instructions.

**Smoke and Carbon Monoxide Alarms [CRC R314, R315]**

- Smoke alarms shall be installed in each sleeping room, on the ceiling or wall outside each separate sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in habitable attics, and in basements. (**CRC R314.3**)
- Smoke alarms shall be listed and labeled. Alarms shall be tested and maintained in accordance with the manufacturer's instructions. Alarms that no longer function must be replaced.
- Carbon monoxide alarms are not required if there are no fuel-burning appliances or fireplace in the unit and where the garage is detached from the unit.
- Carbon monoxide alarms shall be installed on the ceiling or wall (**above the door header**) outside each separate sleeping area in the immediate vicinity of the bedrooms, on each story of a multistory unit, in basements, and in bedrooms where a fuel-burning appliance is located within the bedroom or its attached bathroom.
- Carbon monoxide alarms (including *smoke & carbon monoxide combination alarms*) shall be listed, labeled and installed and maintained in accordance with the manufacturer's instructions.
- In multi-family buildings, all required carbon monoxide alarms shall be equipped with the capability to support visible alarm notification.



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### Energy

- All exterior walls exposed during construction shall be insulated with min. **R-13**.
- All roof/ceilings exposed during construction shall be insulated.
- All accessible joints, penetrations, and other openings in the building envelope about the area of work shall be caulked, gasketed, weather stripped, or otherwise sealed.

### Green Building Standards

- Adhesives, sealants, caulks, paints, & coatings shall comply with the VOC limits.
- Aerosol paints & coatings shall meet the Product-Weighted MAR Limits.
- A minimum of 80% of the installed resilient flooring shall comply with one or more certified products.
- Interior use of hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the formaldehyde limits.
- New framing shall not be enclosed when the framing members have a moisture context exceeding 19%.

### Permit Approval Requirements

- Submit your application online at [building@cityofgardena.org](mailto:building@cityofgardena.org).
- Upload the following with your application:
  - Site Plan (*are required to be too scale*) to show the property lines at all sides, outline of the existing structures on the lot, location of the public streets, alleys, & easements, and north arrow.
  - Approximately, identify/highlight the location of the area of work.
  - Floor Plan with dimensions about the remodeled area. Partial floor plan is allowed, but plan must show adjacent rooms/areas. Show all the proposed work on the plan. Plans must be to scale.
  - If the kitchen layout will be changed, then provide an existing floor plan and proposed floor plan. If walls are being demolished, then show the existing framing layout to determine if the wall is bearing or non-bearing. Engineering may be required if bearing.

### Inspections

A minimum of two inspections are required for kitchen remodels. A rough electrical inspection should be scheduled after the electrical boxes are installed and before any devices are connected. Any other structural, mechanical, or plumbing alterations scheduled for a rough inspection. The final inspection should be scheduled after smoke and carbon monoxide detectors have been installed, and the work is completed.