

Kitchen Remodeling

The purpose of this handout is to provide information regarding code requirements for kitchen remodeling projects.

Permits are required when:

- Kitchen cabinets and counter top will be replaced.
- Existing interior walls are altered, reduced in width, installed, removed or relocated
- Plumbing waste, vent, water and gas line replacement or upgrade are to be performed, including replacement of kitchen sink.
- Range hood will be replaced
- Electrical lighting fixtures are removed, replaced or relocated.
- Electrical wiring, receptacles, switches, sub-panels or electrical services are being installed.

Permits must be obtained prior to starting remodeling work.

- It is required that the applicant complete and submit a permit application.
- Payment of permit fees prior to issuance of approved construction plans.
- Additional information may be requested such as proof of identity, a valid CA Contractor's License, and/or proof of worker's compensation insurance for employees.

Daly City Municipal Code requires that permits are issued only to the person doing the work, either an owner who will personally do the work or to a California licensed contractor.

Building permit fee schedules are available at the Building Division online at www.dalycity.org.

Plans

Plans must be submitted for review before remodeling permit for a kitchen can be issued.

- For kitchen cabinet replacement only, a floor plan print out from the cabinet manufacturer or supplier is sufficient for submittal.

- For kitchen remodeling that proposes to rearrange the original layout or where reduction or removal of interior wall is proposed, construction plan must be prepared by a qualified draftsman or a licensed design professional.
- Plans must include a floor plan and framing details for any new framing work
- Plans must show electrical receptacles, lighting and switching layout.
- When installing a High Heat cooking appliance that is equivalent to commercial kitchen equipment, an electrical load or fuel demand calculation worksheet must be submitted with plans.

Plans are reviewed by the Building Division. For cabinets replacement only, plans can be reviewed and approved over the counter.

Daly City Municipal Code Requirements

When kitchen remodeling are performed to a residential building it is required to:

- Provide an illuminated house number [DCMC 15.00.080].
- Plastic Pipes for waste, vent, water and gas piping are not allowed to be used within the building [DCMC 15.20.120].
- Raise water heaters installed at the garage at least 18" above the floor to the flame and shall be earthquake strapped within the top 1/3 and within the lower 1/3 at least 4" above the water heater controls. [DCMC 15.20.150]
- A battery operated smoke detector shall be installed in every bedroom, in every adjoining hallway and on every level where there is habitable space when the cost of the work being performed exceeds \$1,000 [CRC R314].
- Carbon monoxide (CO) alarms shall be installed on the ceiling or wall above the door in each area/hallway adjacent to sleeping rooms, each story that is occupied to be a habitable space.
- Kitchen faucet must be water conserving fixture with a flow rate of 1.8 gallons/minute.

California Electrical Code Requirements

- A separate circuit breakers for garbage disposal and dishwasher is required due to the operating capacity of the motor to be installed [CEC 220.18 (A)]
- Install two (2) additional 20-ampere small-appliance branch circuits for counter top receptacles. [CEC 210.11(C)(1)]
- Kitchen counter top receptacles shall not be spaced more than 24" from an outlet on the counter top along the wall. Counters 12" in width or larger shall be provided with a receptacle [CEC 210.52(C)(1)].
- At least one receptacle outlet shall be provided at each island counter space with a minimum long dimension of 24" and a minimum short dimension of 12" [CEC 210.52(C)(2)].
- At least one receptacle outlet shall be installed at each peninsula counter space with a minimum long dimension of 24" and a minimum short dimension of 12". [CEC 210.52(C)(3)].
- Receptacles that are replaced along kitchen counters, peninsulas and islands shall be with a ground fault circuit interrupter (GFCI) [CEC 210.8(A)(6)]

California Mechanical Code Requirements

- Ducts used for domestic kitchen range ventilation shall be sheet metal and have smooth surfaces. [CMC 504.3]

California Energy Code Lighting Requirements

- Kitchen lighting shall be High Efficacy light fixtures which can be the following [California Energy Code 150k]:
 - Pin-based fluorescent – electronic ballast.
 - JA8 LED light fixture.
 - Pendant lamps with JA8 LED light bulbs.
- **These light fixtures are readily available at local construction supply stores**
- Recessed lighting, when installed in insulated ceiling, must be both IC and AT (airtight) rated and installed per manufacturer's instructions.

This information must be made available for the inspector.

- Under cabinet lighting shall be on a separate switch from any other lighting.
- Incandescent light bulbs and light fixtures are not allowed to be used for permanent lighting.

Inspections

Inspections can be obtained for the next day by calling the Building Division at (650) 991-8061 before 3:30 p.m. on the working day before the required inspection.

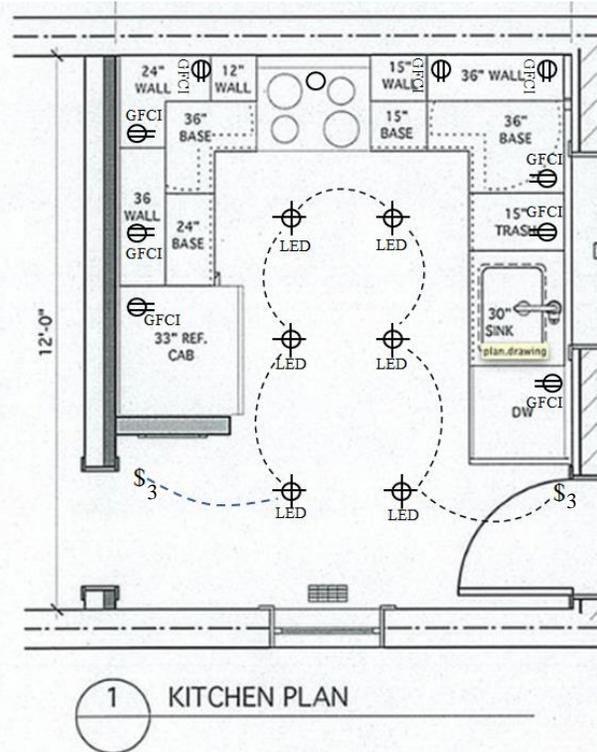
A site inspection is required **before** any cabinets can be installed and before any electrical and plumbing work can be covered. When calling for inspection, it is required to provide the following:

- Your name & telephone number
- Permit number & address of inspection
- Date and time (a.m. or p.m.) for which inspection is requested
- The type of inspection

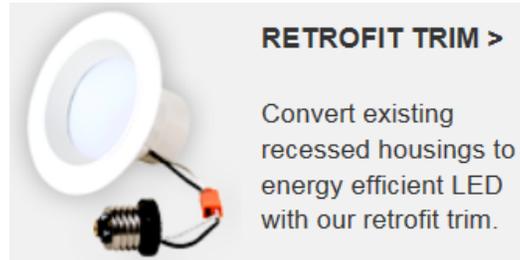
Department Telephone Numbers

Building Division (650) 991-8061
 Planning Division (650) 991-8033

Energy saving JA8 LED light bulbs is required by California Energy Code.



LIGHTING



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