

## Kitchen Remodeling

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

### Permits are required when:

- Walls are altered, opened, installed, removed or relocated
- Sheetrock is installed
- Sub-flooring is replaced
- Windows are altered, installed or replaced
- Skylights are installed
- Plumbing work is to be performed. The replacement of a sink requires a plumbing permit
- A range hood is to be installed or replaced
- Ventilation ductwork and/or fans are installed or replaced
- Heating ducts and a register are installed
- Electrical fixtures are installed, 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.** This includes demolition of the kitchen.

- This requires completing a permit application
- Providing information as to who will perform the work and payment of permit fees.
- 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.

Be advised, Daly City issues the permit 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 counter or online at [www.dalycity.org](http://www.dalycity.org).

## Plans

Plans must be submitted for review prior to obtaining a permit for a kitchen remodel project.

- A plan check fee must be paid with the submittal
- Three sets of plans must be submitted for review
- GFCI electrical receptacles, new circuits, lighting and switching must be shown
- An accurate electrical load calculation worksheet must be submitted with plans
- If applicable, provide 'kitchen lighting worksheet'
- Plans must include a floor plan and framing details for any new framing work

A handout entitled "Residential Additions Guidelines" is available at the front counter of the Building Division or online at [www.dalycity.org](http://www.dalycity.org). The guidelines may help in preparing plans.

Plans are reviewed by the Building and Planning Divisions. If only the cabinets are being replaced, plans can be reviewed over the counter.



## Inspections

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

Please obtain an inspection **before** any cabinets have been installed and before any work is covered. When calling for inspection, be prepared to provide:

- 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

### Daly City Municipal Code Requirements

The following items need to be addressed when new construction, alterations, or repairs are performed:

- Provide an illuminated house number [DCMC 15.08.080]
- Plastic drain, waste, vent, water and gas piping shall not be used within the building [DCMC 15.20.040 & 15.20.080].
- Water heaters with a flame installed in a garage shall be raised such that the flame is at least 18" above the floor.
  - Water heaters shall be earthquake strapped with one strap within the top 1/3 and a second strap within the lower 1/3 (the lower strap shall be at least 4" above the water heater controls). [DCMC 15.20.060]

### 2001 Building Code Requirements

- A minimum of one 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 exceed \$1,000 [CBC 310.9.1.2]
- When walls or roofing/ceilings are opened and sheetrock is removed, they shall be insulated. Current code requirements are R-13 in the

walls and R-30 in the attic ceilings. [CEES 150]

- Structural work shall comply with the building code.

#### 2004 California Electrical Code Requirements

- Provide handle ties on breakers for multiwire branch circuits on the same yoke [CEC 210.4(B)] (*Example: Two circuits for garbage disposal and dishwasher on the same receptacle.*)
- Receptacles that are replaced along kitchen counters, peninsulas and islands shall have ground fault interrupter (GFCI) protection [CEC 210.8(A)(6)]
- Installation of kitchen counter receptacles requires a minimum of two (2) 20-ampere small-appliance branch circuits [CEC 210.11(C)(1)]
- Kitchen counter receptacles shall be spaced such that no point on the counter along the wall is more than 24" from an outlet. 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". The peninsula countertop is measured from the connection edge [CEC 210.52(C)(3)].
- Kitchen receptacles shall be mounted not more than 20" above the counter top [210.52(C)(5)].

#### 2001 California Mechanical Code Requirements

- Ducts used for domestic kitchen range ventilation shall be of metal and shall have smooth surfaces. [CMC 504.2]

#### 2005 California Energy Code Requirements

- At least 50% of the installed wattage in the kitchen shall be from high efficacy luminaires.[Fluorescent][*For every watt of incandescent lighting, you must install one watt of fluorescent lighting.*][CEES 150k]
- Non-high efficacy (incandescent) luminaires must be switched separately from high efficacy lighting (fluorescent).
- High efficacy luminaires require electronic ballasts.
- Recessed lighting, when installed in insulated ceiling, must be both IC and AT (airtight) rated and installed per manufacturer's instructions (have this information available for the inspector).

#### Department Telephone Numbers

Building Division (650) 991-8061

Planning Division (650) 991-8033

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**BUILDING  
DIVISION**  
**CITY OF DALY CITY**  
**(650) 991-8061**