



COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION

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**RESIDENTIAL
KITCHEN
REMODEL
GUIDELINES**



INTRODUCTION

Kitchen additions, alterations or renovations require building permits. The following information can be used as a guideline for the minimum requirements for a kitchen renovation project.

Additions, alterations or renovations require compliance with the following:

- 2016 California Residential Code (CRC)
- 2016 California Electrical Code (CEC)
- 2016 California Plumbing Code (CPC)
- 2016 California Mechanical Code (CMC)
- 2016 California Energy Code (CEnc)
- 2016 California Green Building Standards Code (CALGREEN)

A kitchen renovation includes, but is not limited to, the removal and/or relocation of base cabinets, countertops, sinks, dishwasher, garbage disposal, installed appliances, changes to the lighting, removal and replacement of any wallboard, modifications to the structural elements of the dwelling and changes to the electrical, mechanical and plumbing systems. Removal and replacement of the base cabinets and countertop will require compliance with the electrical outlet location requirements of the code.

The following details the minimum requirements for the kitchen electrical, mechanical, and plumbing systems:

MECHANICAL

- A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Aluminum flex duct not approved. Provide back draft damper [CMC 504.3]
- Minimum 30" vertical clearance to combustibles from cook top surface. [CMC 921.3.2]
- Kitchen local exhaust ventilation requires a minimum rate of 100 cfm meeting the requirements of ASHRA 62.2. This includes a maximum sound rating of 3 sone @ 100 cfm.

PLUMBING

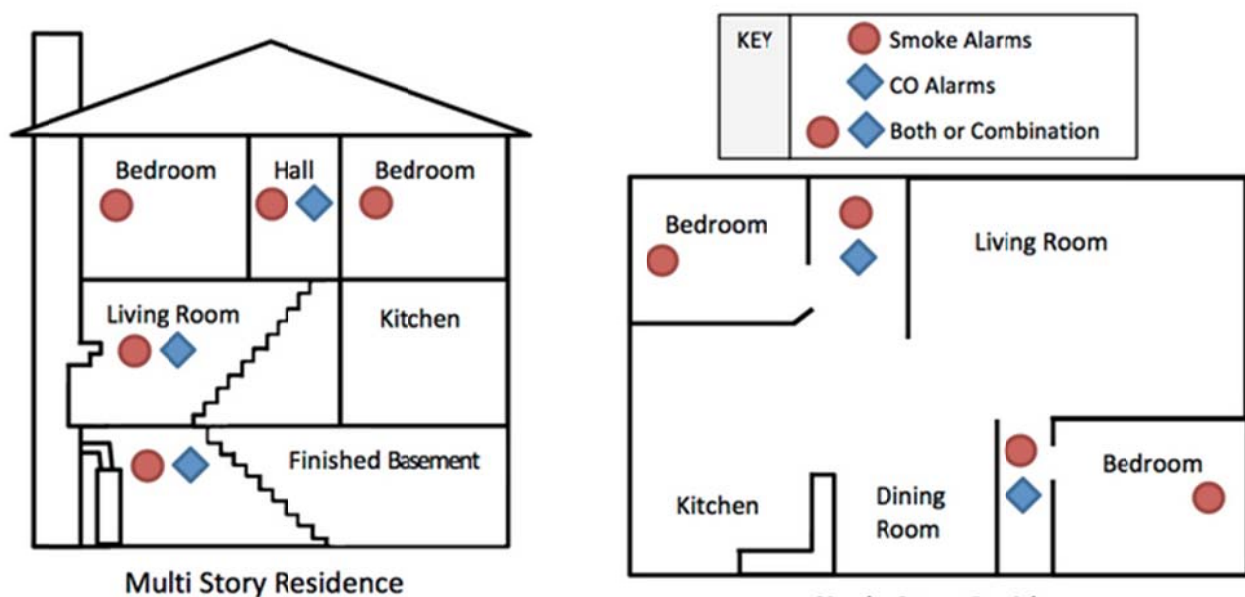
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. [CPC 1210.1.6]

- A gas test is required on piping modifications (10 psi for 15 minutes). A maximum 15 psi gauge is required for the gas test. A lower gas pressure test may be performed when using a recording test gauge per Section 1213.3 of the CPC.
- Provide maximum 6-ft- long listed gas flexible connector and shut off to freestanding range. [CPC 1212.5]
- 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]
- A listed air gap is required for the dishwasher drain. [CPC 807.3]
- The maximum flow rate standards for the sink faucets are 1.8 GPM with optional temporary flow of 2.2 GPM at 60 p.s.i. [CPC 408.6]
- Type M copper is not allowed in the City of Gilroy

ELECTRICAL

- All kitchen countertop outlets shall be GFCI and AFCI protected. [CEC 210.8(A)(6)][CEC210.12(A)]
- Outlets are required within 24" of any location along the countertop. [CEC 210.52(C)(1)]
- 12" or wider countertops require an outlet. [CEC 210.52(C)(1)]
- Receptacles shall be listed as tamper resistant.
- Kitchen outlets positioned a maximum 20" above countertop. [CEC 210.52(C)(5)]
- Appliances and sinks which break up the countertop run require each side to comply individually. [CEC 210.52 (C)]
- The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the back of a sink or lack of a backsplash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone-type receptacle. [CEC 210.52(C)(2),(3),(4)]
- Two small appliance outlet circuits, 20 amps each, are required for kitchens. Circuits shall be balanced and have no other outlets. (CEC 210.52(B)(1),(2)]
- Individual dedicated circuits are required for all major appliances. [210.11(C)(1) & 422.10(A)]
- Garbage disposal cord and plug connected 18" to 36" long. [CEC 422.16(B)(1)]
- Dishwasher cord 36" to 48" long.
- 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]
- Residential Kitchen Lighting is required to meet the energy efficiency standards. This requires 50% of kitchen lighting wattage to be high efficacy luminaries. [CEnC 150(K)(3)(A)]
- IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling [CEnC 150(K)(8)]. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units. [CEnC 150(K)12]
- Fluorescent recessed lighting, when used to comply with the lighting requirements, must be of a pin base type design. **Incandescent screw type base is not approved** [CEnC150(K)(C)(v)].
- Incandescent and fluorescent lighting must be on separate switches. [CEnC 150(K)7]

- Kitchen renovations (projects over \$1,000) will require the smoke alarms and CO detector for the dwelling to meet the current code. [CRC R314 & R315]
- Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires alarms.
- When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
- In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
- Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but not including crawl spaces and uninhabitable attics.
- Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC Sections R314 and R315 and be listed by the Office of the State Fire Marshal.



SMOKE AND CARBON MONOXIDE ALARMS PLACEMENT PLAN

REFERENCES:

For additional information about SD and CO alarms, please refer to the following links:

http://osfm.fire.ca.gov/informationbulletin/pdf/2013/13-006_SB745_Smoke_Alarm.pdf

<http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf>

http://www.fire.ca.gov/communications/communications_firesafety_smokealarms.php

http://osfm.fire.ca.gov/informationbulletin/pdf/2012/12-08_SB-1394Smoke_Alarm.pdf