



RESIDENTIAL KITCHEN REMODEL

COMMUNITY DEVELOPMENT DEPARTMENT

1400 Highland Avenue, Manhattan Beach, CA 90266-4795

Telephone (310) 802-5500 FAX (310) 802-5501 TDD (310) 546-3501

Bldg. Permit #: _____

Date: _____

Initialized By: _____

NAME: _____

DATE: _____

ADDRESS: _____

SCOPE OF WORK: Residential kitchen remodel. Work only includes removing and replacing kitchen appliances. Kitchen layout and appliances will remain in the same location.

	Yes or No	
Does the proposed improvement include removal or alteration to structural elements, bearing/non-bearing walls?	<input type="checkbox"/>	<input type="checkbox"/>
Does the proposed improvement include the addition of new floor space?	<input type="checkbox"/>	<input type="checkbox"/>
Does the proposed improvement include changes to the exterior elevation to the structure or window change out?	<input type="checkbox"/>	<input type="checkbox"/>
Does the proposed improvement change locations of kitchen appliances?	<input type="checkbox"/>	<input type="checkbox"/>

*** This form is only applicable when there is **no change** in location of appliances or any removal of walls or posts.

*** All proposed work located in The Village requires HOA approval.

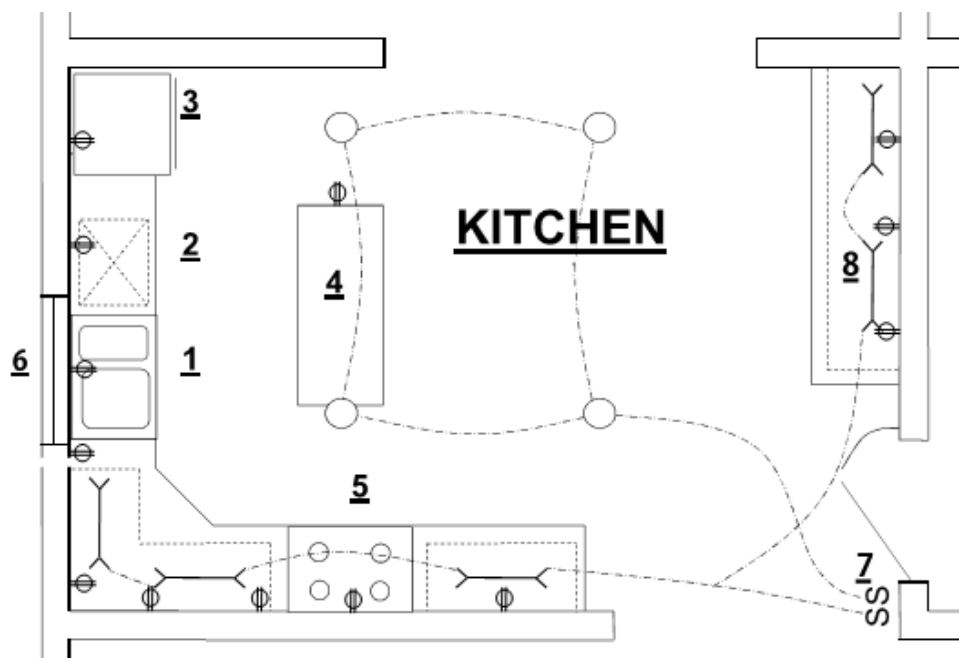
BUILDING CODES: 2019 CRC, CBC, CPC, CMC, CEC, CGBS, 2019 California Energy Code, and MBMC.

SCOPE OF WORK ADVISORY:

I understand that if the scope of work exceeds that which is stated above, **called inspections will not be approved**. Plans showing the **actual** scope of work must be submitted for plan check and additional fees will be due. In addition, structural, energy, and fire sprinkler plans and calculations may be required, and may **not** be reviewed over the counter.

Exceeding the approved scope of work will result in significant delays to construction.

Sign _____ Date _____



FLOOR PLAN EXAMPLE

Floor Plan Keynotes:

1. Double sink
2. Dishwasher with required air gap
3. Refrigerator
4. (E) island cabinet
5. Oven & cooktop with ducted exhaust fan
6. (E) window - no change
7. (N) High efficacy fixtures with separate switch
8. GFCIs

Kitchen Remodel Code Requirements

1. New or Replacement Plumbing Fixtures - Kitchen Faucets max. flow rate = 1.8 gallons per minute at 60 psi.

2. Energy and Electrical Requirements

- a. Counters 12 inches or larger require outlets. Outlets shall be located so that no point along wall and counter space line is more than 24" from a receptacle.
- b. GFCI receptacle protection required in kitchens where the receptacles serve the countertop surfaces and are located within 5' of a sink.
- c. AFCI circuit protection shall be provided as required.(210.12 CEC)
- d. Peninsula counters 24 inches or longer require one receptacle at the end.
- e. Appliances and sinks that create two separate counter tops by reducing the counter width to less than twelve inches behind the appliance or sink shall be considered as separate counter tops for placement receptacle outlets.
- f. Electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the front of a sink does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face or water tight tombstone-type receptacle.
- g. Two 20-amp small appliance circuits are required for kitchens. Circuits shall be balanced. All small appliance receptacles shall be both arc-fault and ground fault current interrupter (GFCI) protected, tamper proof, and shall be located a maximum of 24 inches to the left and right face of the kitchen sink or other counter top appliance.
- h. Individual 20-amp circuits are required for all major appliances.
- i. 220V Range/cook tops require separate circuits. (If gas, 110V outlet for igniters may be tied to a convenience outlet circuit).
- j. Lighting shall comply with the 2019 California Energy Code. All luminaries in kitchens shall be high efficacy light fixtures (LED) or contain JA8 lamps.
- k. IC-rated cans are required for recessed lighting installed in an insulated ceiling.
- l. All recessed can type light fixtures shall have a pin base. Incandescent screw-type base are not approved.
- m. Under cabinet lighting shall be switched separately from other lighting.
- n. All hot water pipes to kitchen fixtures shall be insulated.
- o. 36 inch clearance required around island and counters.
- p. Receptacle outlets serving counter tops and located below the upper cabinets must not exceed 20" above the counter top.

3. Mechanical and Plumbing

- a. Kitchen exhaust fan shall be ducted to the outside with a minimum ventilation rate of 100 cfm and terminate a minimum of 3' from any openable window or door. [150(o) CEnC]
- b. Dishwasher air-gap required above sink flood rim [CPC 807.3]
- c. Special venting is required for island venting [CMC 909]
- d. Provide installation instruction for all listed equipment to field inspector at time of inspection [CMC 303.1]

4. SB407 Requirements - All existing non-compliant plumbing fixtures for all residential buildings built and available for use on or before January 1, 1994 must be replaced with water conserving plumbing fixtures. (Noncompliant = Tank-type toilets 1.6 gallons/flush, shower heads 2.5 gpm, faucets 2.2 gpm) [CGBSC 4.303.1]

5. Smoke and Carbon Monoxide Alarms - Kitchen renovations will require smoke and carbon monoxide detectors in conformance with the CRC Section R314 & R315. Smoke detectors are required in each sleeping room, outside of each sleeping area in the immediate vicinity of the bedrooms, and on each story. Smoke detectors shall be installed a maximum of 12 inches vertically down from the highest point of the ceiling and a minimum of 3 feet horizontally from a supply register or the tip of a ceiling fan blade. Carbon Monoxide detectors are required on each level and outside of the sleeping rooms and inside every room that contains gas appliances. New detectors shall be hardwired, with battery backup and interconnected. Exception: detectors can be battery operated with 10-year life batteries in existing construction if their installation requires the removal of wall or ceiling coverings.