



City of Millbrae

KITCHEN REMODEL RESIDENTIAL PERMIT REQUIREMENTS

If your project involves the removal and replacement (in kind) of appliances without reconfiguring the kitchen layout, project plans are required and the following items shall be subject to field verification and approval. Completion of a permit application listing the scope of work may be handled over the counter.

If the scope of work includes the reconfiguration of the kitchen layout, please bring three (3) sets of plans (minimum 11"x 17" drawings) depicting the existing and proposed kitchen floor plan and a written detailed description of the scope of work. It is important the plans clearly show all work proposed to avoid delays in permit issuance. Once a permit is issued, the scope of work is limited as defined and illustrated in the documents filed and the items to be replaced in the checklist below. See sample on next page. The applicant is responsible for compliance with all code regulations. If the scope of work is altered after permit issuance, the applicant shall request the permit be updated.

If the scope of work involves modifications to the structural system - removal of wall to accommodate an enlarged wall opening a complete in-house plan review will be required. Please see the Residential Remodel / Addition handout for more specific submittal information.

BASIC CODE REQUIREMENTS (2013 CRC, CPC, CMC, CEC, CALGREEN, TITLE 24 ENERGY)

- At least two 20-amp small-appliance branch circuits are required and can only serve the required countertop, wall outlets, and the refrigerator (CEC Art 210.11 (C)(i), 21052(8)13))
- Provide separate and dedicated circuits for dishwasher, garbage disposal, built-in microwave, and trash compactor. (CEC Art 210.11)
- Installation of water-conserving plumbing fixtures throughout the building (toilets - max. 1.28 gpf, urinals - max. .5 gpf, showerheads - max 2.0 gpm, lavatory max. 1.5 gpm and kitchen faucets max. 1.8 gpm (SB 407)
- Garbage disposal and dishwasher; plug connected with listed flexible cords (18-in to 36-in long for disposal; 36-in to 48-in long for dishwasher). Receptacles must be accessible - not behind the appliance. (CEC Arts 422-16(B){1}, (2i)

GFCI protection required at these locations: (CEC Arts 210.8(A)(6), (7)) For all receptacles serving kitchen countertop surfaces. Receptacles within 6-ft of a wet bar sink edge.

Provide additional receptacle outlets for countertop as follows: (CEC Art 210.52(C) (1)-(4))

- For any counter that is 12-in or wider, and
 - No point on the kitchen counter, measured at the wall, may be more than 24-in away from a receptacle.
 - At least one receptacle required for an island or peninsula counter with dimensions of at least 24-in by 12-in,
- Receptacle for gas-fired ranges may be attached to the small appliance circuit (CEC Art 210.52(8) (2) E. 2)
 - Dishwasher airgap required above sink flood rim. (CPC 8074)
 - Special venting for island fixtures. (CPC 9001)
 - Provide installation instructions for all listed equipment to field inspector at time of inspection. (CMC 303,1)
 - Allow a minimum 3-ft for termination of all environmental air ducts to property lines or any openings into the building (dryers, bath and utility fans - these must be 3-ft away from door, windows, opening skylights, attic vents). (CMC 504.5)

At least half the installed wattage of Luminaires shall be high efficacy. Lighting inside a cabinet may not be included in the wattage calculation. (Energy Standards §150(kiO), §150(k)8, §1 50.21b)l)

September 2017

The general lighting shall be controlled and switched separately from any other decorative low efficacy lighting such as screw-in incandescent recessed downlights, reflector lamps, etc. Screw based lights are not considered energy efficient regardless if they are CFL's or not.

ADDITIONAL REQUIREMENTS

- Installation of smoke alarms and carbon monoxide alarms. Exhaust vent terminating to the outside required for slave installations (CRC R314, R315)
- Installation of a spark arrestor on all chimneys connected to solid burning fuel-burning appliances. (OMC 7,64)

Note: Smoke alarms, carbon monoxide alarms, and spark arrestors are required to be installed prior to the frame inspection.

KITCHEN REMODEL ILLUSTRATION SCOPE OF WORK

Kitchen layout will remain the same. Work includes removal and replacement of kitchen appliances - dishwasher, sink, oven, gas range, countertops and cabinets, flooring and light fixtures.

FLOOR PLAN KEYNOTES:

- | | |
|-------------------------------------|---|
| 1. Single sink | 5. Marble countertops & cabinets above |
| 2. Dishwasher with required air gap | 6. Existing window – no change |
| 3. Refrigerator | 7. New (4) incandescent fixtures w/ separate switch |
| 4. Cooktop with downdraft venting | 8. New (10) fluorescent fixtures w/ separate switch |

