

**Community Development Department** 11 English Street Petaluma, CA 94952 <u>http://cityofpetaluma.org</u>

Building Division T: (707) 778-4301 E: <u>cdd@cityofpetaluma.org</u> To schedule inspections call (707) 778-4479

RESIDENTIAL KITCHEN REMODEL			
Kitchen remodels require compliance with the following			
	✓ 2022 California Residential Code (CRC)		✓ 2022 California Energy Code (CEnC)
	✓ 2022 California Electrical Code (CEC)		✓ 2022 California Green Code (CalGreen)
	✓ 2022 California Plumbing Code (CPC)		✓ 2022 California Mechanical Code (CMC)
REQUIREMENTS FOR PERMIT SUBMITTAL			
Before plan review approval and issuance of a building permit, <u>submit electronic plans (minimum size 11"x 17")</u> , which are drawn to			
scale (minimum 1/4":1 rt.), readable, legible, and include the following information:			
	<u>The Sheet including the following:</u>		EXISTING FIOUR FIGHT FIGHT FOR A HOOR/STORY WHERE THE REINDUCTED
	<ul> <li>Project address; and Owner contact information;</li> <li>Contact information and cignotize of person</li> </ul>		and areas
	<ul> <li>Contact information and signature of person proparing the plans</li> </ul>		Proposed Kitchen Floor Plan showing type and location
	✓ Sheet index		of proposed interior cabinetry, countertops, plumbing
	✓ Scope of work statement:		fixtures, etc. Include construction legend identifying and
	✓ Building data like Occupancy, type of construction,		describing new work and clearly showing the difference
	stories, square footage, and sprinkler.		between the existing and proposed conditions.
	✓ Vicinity map		Electrical Plan, Lighting / Reflected Ceiling Plan (may be
	Site Plan/ Plot plan; specify the lot dimensions and	_	combined with floor plan)
	distances from the building to property lines and		Construction details for any new/reframed interior walls
	projections. (For addition only)		
MINIMUM REQUIREMENTS FOR KITCHEN ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS			
		_	
	ELECTRICAL		individual dedicated circuits are required for all major
	All receptacle outlets serving countertops in kitchens of	_	appliances. [UEU 210.11(U)(1), 422.10(A)]
	dwelling units to be GFCI protected. [CEC 210.8(A)(6)]		Garbage disposal cord and plug connected with a liexible
	All 15- and 20-ampere, 125- and 250-volt nonlocking-type		Dishwasher cord 36 inches to 78 inches long [CEC
	receptacles shall be listed tamper resistant receptacle.		422 16(B)(2)]
	[CEC 406.12]		Minimum 15-ampere circuit for the dishwasher and a 15-
	Are foult eizevit protection for 120 yelt eingle phase 15	_	ampere circuit for the disposal. [CEC 210.23(A)]
	Arc-raul circuit protection for 120-volt, single phase, 15-		Provide dedicated circuit for kitchen hood. ICEC
	Wall counter space: A recentacle outlet shall be installed		210.52(B)(2)]
	at each wall counter space 12 inches or wider. Recentacle		If using a split outlet (two circuits on the same yoke) for
	outlets shall be installed so that no point along the wall is		dishwasher/disposal, provide a listed handle tie at the two
	more than 24 inches, measured horizontally from a		circuit breakers at the panel. [CEC 210.7]
	receptacle outlet in the space. [CEC 210.52(C)(1)]		Range hoods and microwave oven/range hood
	Island and peninsular counter space: At least one		combinations shall be permitted to be cord-and-plug
	receptacle shall be provided for the first 9 square feet, or		connect when the cord is less than 18 inches and not over
	fraction thereof, of the countertop. A receptacle outlet shall		48 inches; the receptacle is accessible and supplied by an
	be provided for every additional 18 square feet, or fraction		individual branch circuit; and the cord has an equipment
	thereof, of the countertop. At least one receptacle outlet		grounding conductor and is terminated with a grounding-
	shall be located within 2 feet of the outer end of a	_	
_	peninsular countertop. [CEC 210.52(C)(2)]		All installed luminaires shall be high efficacy; either listed
Ц	Countertop and work surfaces: Receptacle outlets for		by source type or by being JA8-2022 certified and labeled.
	countertop and work suffaces that are 12 inches or wider		[CEnC 150.0(k)1A]
			Screw based luminaires shall contain lamps that comply
	Counter ton recentacle outlet location: recentacle outlets		with Reference Joint Appendix JA8.
	shall be located on or not more than 20 inches above the		Luminaires recessed into ceilings shall not contain screw
	countertop: in: or not more than 12 inches below the		base lamp sockets and must meet all of the requirements
	countertop. Receptacle outlets installed in countertop		for: air leakage; sealing; and clearance and installation as
	surfaces shall be listed for countertop applications.		aescribed in CEC 410.116. [CEnC 150.0(K)1C]. A JA8-
	Receptacle outlets rendered not readily accessible by		2022-E light source, rated for elevated temperature, must
	appliances fastened in place, appliance garages, sinks, or		downlight luminaires
	rangetops as covered in 210.52(C)(1), Exception, or		uuminaires recessed into insulated ceilings shall be IC
	appliances occupying dedicated space shall not be		Rated
	considered as these required outlets. [CEC 210.52(C)(3),		Integrated lighting of exhaust fans shall be controlled
_	CEC 406.5(E)]		independently from the fans. The following shall be
	I wo small appliance outlet circuits, 20 amps each, are		controlled separately from ceiling-installed lighting such
	required for Kitchens. Urcuits shall be balanced and have		that one can be turned on without turning on the other
	10  other outlets. [CEC 210.52(B)(1)(2)]		that one can be turned on without turning on the other?

S:\BUILDING\Forms\2024 Building Handouts\Res Kitchen Remodel2024.docx

[CEnC 150.0(k)2G]



**Community Development Department** 11 English Street Petaluma, CA 94952 http://cityofpetaluma.org

- a. Undercabinet lighting
- b. Undershelf lighting
- c. Interior lighting of display cabinets
- d. Switched outlets
- □ <u>Blank electrical boxes.</u> All unused electrical boxes mounted above 5 feet from the finished floor shall be no more than the number of bedrooms and shall be served by dimmer, vacancy sensor control, low voltage wiring or fan speed control. [CEnC 150.0(k)1E
- □ For occupancies with a horizontal rated separation (floor/ceiling assembly), the recessed luminaire shall be listed for use in a fire resistance-rated construction; shall be installed in or used with a luminaire enclosure that is listed for use in a fire resistance-rated construction; or shall be listed and shall be installed in accordance with a fire-resistance rated assembly. This generally applied to residential condominium construction where units are above or below other units.

## MECHANICAL

- □ A mechanical exhaust directly to the outdoors must be provided in each kitchen. Nonenclosed kitchens shall have a demand-controlled mechanical exhaust system. Enclosed kitchens may use either a demand-controlled mechanical exhaust system or a continuous mechanical exhaust system. [CEnC 150.0(o)1G, ASHRAE Std. 62.2]. Kitchens shall have an exhaust rate of 50 cfm continuous or 100 cfm intermittent. [CMC Table 403.7]
- □ Ducts used for domestic kitchen range or cooktop ventilation shall be of metal and shall have smooth interior surfaces. [CMC 504.3]
- □ Add this note to the plans: Upper cabinets shall be a minimum of 30" above cooking top, or a hood is to be installed per manufacturer's requirements with clearances as required by the range/cook top manufacturer's installation instructions. Provide minimum clearances to combustible materials per [CMC 920.3]

### PLUMBING

- □ Faucets at kitchens shall not have a flow rate of greater than 1.8 gpm at 60 psi.
- New Gas appliances at kitchen should be specified. Provide a single line diagram of gas piping, showing pipe sizes, lengths, and BTU demand ratings for all gas appliances.
- □ Gas test duration shall be not less than one-half (½) hour for each five-hundred (500) cubic feet of pipe volume of fraction thereof. When testing a system having a volume less than ten (10) cubic feet or a system in a single-family dwelling, the test duration shall be not less than ten (10) minutes. The duration of the test shall not be required to exceed twenty four (24) hours. [NFPA 54:8.1.4.3, CPC 1214.3.3]

- □ Gas piping installed underground beneath buildings shall be encased in an approved conduit listed for installation beneath buildings in accordance with NFPA 54:7.1.6 and installed in accordance with CPC 1210.1.6.1 or 1201.1.6.2. [CPC 1210.1.6]
- □ An accessible, approved manual shutoff valve with a nondisplaceable valve member, or a listed gas convenience outlet installed within six (6) feet of the appliance it serves. Where a connector is used, the valve shall be installed upstream of the connector. A union or flanged connection shall be provided downstream from this valve to permit removal of controls. [CPC 1212.6]
- □ No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher <u>airgap fitting</u> on the discharge side of the dishwashing machine. Listed airgaps shall be installed with the flood-level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher. [CPC 807.3]

### SMOKE & CARBON MONOXIDE ALARMS

- □ Show location(s) of interconnected hard-wired **"SMOKE** ALARM" with battery backup in the following: [R314]
  - a. In each sleeping room.
  - b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms
  - c. On each additional story of the dwelling, including basements and habitable attics, but not including crawl spaces and uninhabitable attics.
  - d. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup."
  - e. Battery smoke alarm permitted in existing buildings where no construction is taking place.
- □ For buildings with fuel-burning appliances and/or attached garages, provide an approved CARBON MONOXIDE ALARM at: [R315.1]
  - a. Outside of each separate sleeping area in the immediate vicinity of the bedrooms
  - b. On every level of a dwelling unit including basements
  - c. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup."
  - d. Battery carbon monoxide alarm is permitted in existing dwelling units where no construction is taking place.

#### WINDOWS/DOORS

- □ Exterior windows/doors added and/or replaced as part of the remodeling project shall be clearly identified on the plans and shall have a fenestration U-Factor of .30 or less and Solar Heat Gain Coefficient SHGC of 0.23or less. [CEnC Table 150.1-A]
- □ All fenestration NFRC labels shall remain available for inspection.

# **Exterior and Outdoor Lighting**

- All lighting attached to the residence or to other buildings on the same lot must be high efficacy, and must be controlled by a manual ON and OFF switch and one of the following automatic control types:
  - 1. Photocontrol and motion sensor.
  - 2. Photocontrol and automatic time switch control.

S:\BUILDING\Forms\2024 Building Handouts\Res Kitchen Remodel2024.docx

- 3. Astronomical time clock control that automatically turns the outdoor lighting off during daylight hours.
- 4. Energy Management Control System (EMCS) that provides the functionality of an astronomical time clock, does not have an override or bypass switch that allows the luminaire to be always ON, and is programmed to automatically turn the outdoor lighting off during daylight hours.

Manual ON and OFF switches must not override the automatic control functions listed above, and any control that overrides the automatic controls to ON must automatically reactivate those controls within six hours.