



Kitchen Remodel Guidelines

BI-11

1. Plans & Permits

A simple floor plan is preferred. Two **(2)** sets of plans are required, min. 11" x 17" size sheets.

2. Inspections

Normally only a frame, insulation and final inspections are required for a kitchen remodel. The framing inspection includes the rough electric, rough plumbing, rough mechanical and rough frame and possibly stucco lath. The insulation inspection is next; all walls opened up require R-13 insulation. If the ceiling is opened up for construction, R-19 insulation is required to be installed. The final inspection includes the electric, plumbing, mechanical and building. The project should be complete and operational.

3. Plumbing/Mechanical

All work shall be per current edition of adopted California Plumbing Code and Mechanical Code.

- A. 1 1/2" waste lines are allowed for the sink if it is not moved. If the sink location is changed or a garbage disposal is added, the 2" waste line is required. A full-size cleanout is required.
- B. An air-gap is required between the dishwasher and the disposal or tail piece.
- C. Cook-tops require an exhaust hood exhausting to the exterior, terminating min. 3' from openings (windows, doors, etc.).

4. Electrical

- A. Two 20 amp circuits are required for the receptacles serving the counters. AFCI & GFCI protected. The receptacles shall be spaced no more than 24 inches from the end of the counter or sink and no more than 48 inches on center.
- B. Separate circuits are required for all built-in appliance (disposal/dishwasher/garbage compactors) installations. Check with your inspector for exceptions.
- C. All electrical work shall comply with the current edition of the California Electrical Code.

Section 210-52 (b): Small Appliances

In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section 210-52 (c) (1) shall serve all receptacle outlets covered by Sections 210-52 (a) and (c) and receptacle outlets for refrigeration equipment. The two or more small-appliance branch circuits shall have no other outlets.

The receptacle for refrigeration equipment shall be permitted to be supplied from an individual branch circuit rated 15 amperes or greater.

Countertops: In kitchens and dining rooms of dwelling units, receptacle outlets for counter spaces shall be installed in accordance with (1) through (5).

(1) Wall Counter Spaces: A receptacle outlet shall be installed at each wall counter space that is 12 in. (305 mm) or wider, receptacle outlets shall be installed so that no point along the wall line is more than 24 in. (610 mm), measured horizontally from a receptacle outlet in that space.

(2) Island Counter Spaces: At least one receptacle outlet shall be installed at each island counter space with a long dimension of 24 in. (610 mm) or greater and a short dimension of 12 in. (305 mm) or greater.

(3) Peninsular Counter Spaces: At least one receptacle outlet shall be installed at each peninsular counter space with a long dimension of 24 in. (610 mm) or greater and a short dimension of 12 in. (305 mm) or greater. A peninsular countertop is measured from the connecting edge.

(4) Separate Spaces: Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces in applying the requirements of (1), (2) and (3).

(5) Receptacle outlet location: Receptacle outlets shall be located above, but not more than 18 in. (458 mm) above the countertop. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.

Receptacle outlets shall be permitted to be mounted not more than 12 in. below the countertop. Receptacles mounted below the countertop in accordance with this exception shall not be located where the countertop extends more than 6 in. beyond its support base.

5. **California T-24 Part 6 Energy Code**

- a. All walls opened for construction shall have R-13 insulation.
- b. All ceilings opened for construction with attic above shall have R-19 insulation.
- c. All windows replaced shall be double paned with max U .30 and SHGC .023.
- d. Seal all accessible envelope penetrations.
- e. LED lights separately switched .