



Residential Kitchen Remodel

To apply for a kitchen remodel permit, please email a Building Permit Application form and proposed plans to building@cityofsancarlos.org. Provide existing and proposed layout and show kitchen cabinets, appliance locations, receptacle layout, light switch locations, and lighting locations with type of lighting. See reverse side of this handout for sample kitchen floor plan.

Building

1. Minimum ceiling height in a kitchen shall be 7'-0" clear measured from finished floor to finished ceiling.
2. Insulation shall be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space such as exterior walls, garages, crawl spaces, and attics.
Walls: R-13 Ceilings: R-30 Floors: R-19
3. Door openings between a private garage and dwelling unit shall be minimum 1 - 3/8" solid core wood, OR 1 - 3/8" honeycomb core steel, OR a fire door with an approved manufacturer's label of not less than 20-minute fire rating. Fire doors shall be self-closing and self-latching.
4. A fire wall shall be provided between a private garage and living space. Minimum 1/2" gypsum board shall be applied to the garage side of the fire wall (recommend 5/8" Type-X gypsum board). Garages beneath habitable rooms shall be provided with not less than 5/8" Type-X gypsum board or equivalent.

Electrical

1. Minimum 2- 20 amp dedicated kitchen counter circuits are required. All kitchen counter receptacles shall be GFCI-protected. Countertop circuits may be shared with dining room or pantry receptacles. Dishwashers, garbage disposals, trash compactors, built-in microwave ovens, and kitchen lighting shall be on their own circuits.
2. Receptacles shall be located so appliances are no further than 24" from any plug (48" maximum distance between receptacles). Countertop surfaces wider than 12" require receptacles. Receptacles shall be no higher than 18" above the counter surface.
3. Islands or peninsulas require at least 1 receptacle. All countertop receptacles shall be no greater than 12" below the counter surface, and not below a counter surface that extends more than 6" beyond a cabinet end.
4. At least 50% of total wattage in the kitchen shall be **high efficacy**. Low-efficacy fixtures may be installed but not to exceed 50% of total wattage in the kitchen area.
5. Maximum length for a garbage disposal cord is 36". Maximum length for a dishwasher cord is 48".
6. Multi-wire duplex receptacles for garbage disposals and dishwashers require tie-bars at the breaker in the service panels.

Plumbing

1. Hot water piping 3/4" and greater serving a kitchen shall be insulated with minimum 1" thick insulation.
2. An approved gas shut-off valve shall be accessible within 6-feet of the appliance. Gas connectors shall not extend from one room to another or pass through wall partitions, ceiling, or floors.
3. A 2" accessible plumbing cleanout shall be installed under the kitchen sink.
4. An air-gap above the sink rim shall be installed between the dishwasher drainpipe and the garbage disposal inlet.

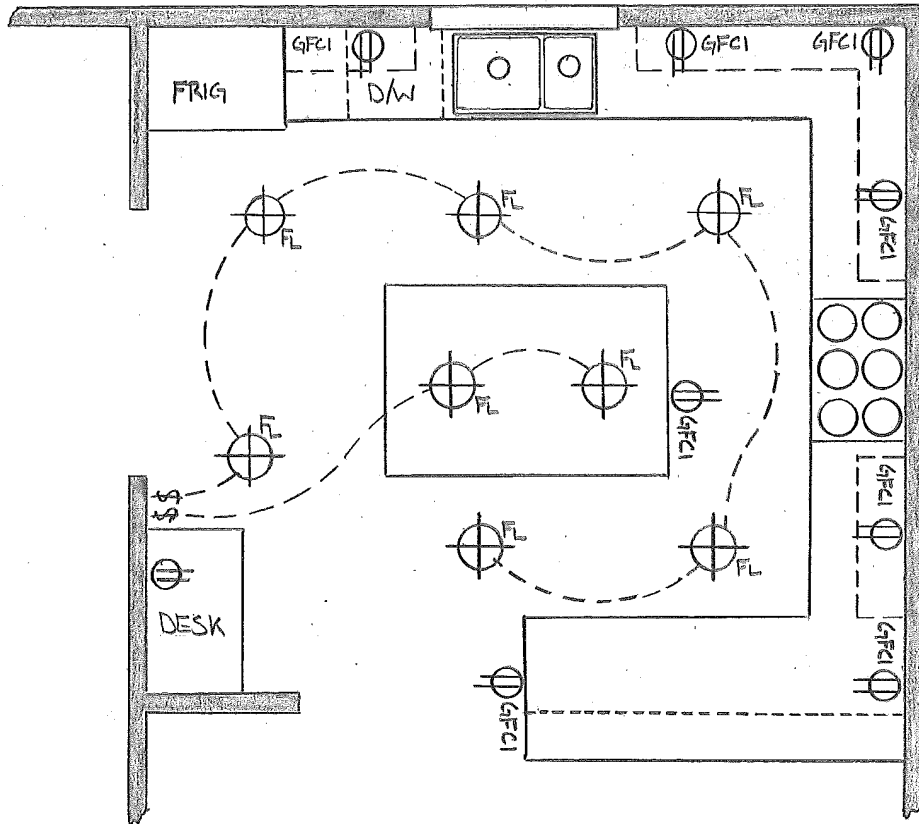
Mechanical

1. Minimum vertical clearance of 30" is required above a cooking range to combustible materials. Minimum vertical clearance of 24" shall be provided between a cook top and combination microwave venting appliance.
NOTE: Larger cooking units require greater clearances (refer to the manufacturer's installation specifications).
2. A backdraft damper shall be provided on ventilation systems.

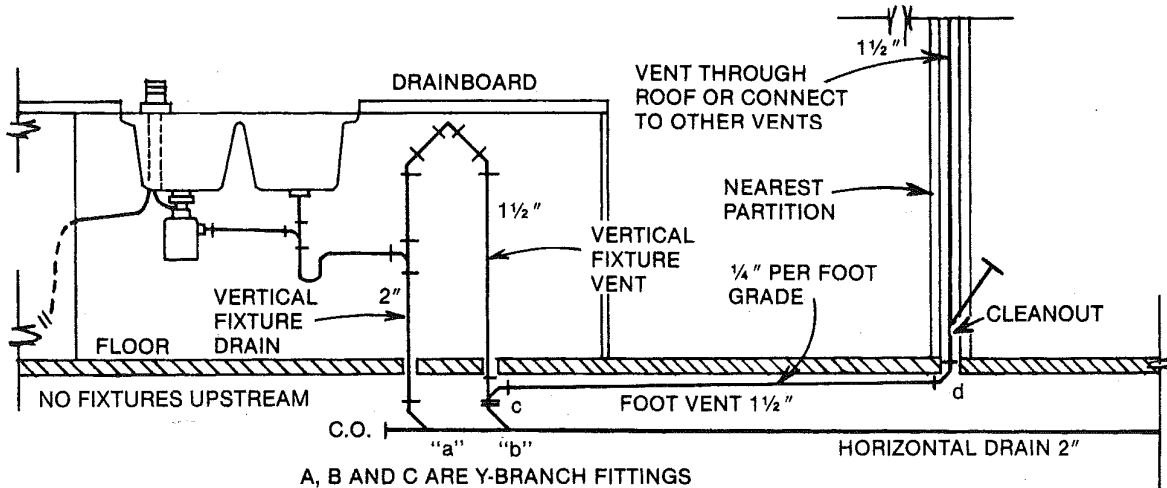
General

1. Smoke alarms shall be operational and be located in all sleeping rooms, outside each separate sleeping area in the immediate vicinity of the bedrooms, and at each story, including basements.
2. Carbon monoxide alarms shall be operational and located outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.

Sample Kitchen Plan



Kitchen Island Vent





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