# Building and Safety Division

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**Information Bulletin:**

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# RESIDENTIAL KITCHEN REMODEL

## INTRODUCTION

Kitchen additions, renovations, or remodels generally require City approval and a construction permit. At a minimum, an accurate and dimensioned floor plan per City Standards is required for permit processing by the Planning and Building and Safety Division. The following information may be used as a guideline for the minimum Building Code requirements regarding kitchen renovation projects:

### Applicable Codes:

**2013 California Residential Code**
**2013 California Building Code**
**2013 California Mechanical Code**
**2013 California Plumbing Code**
**2013 California Electrical Code**
**2013 California Green / Energy Code**
**2013 California Residential Compliance Manual (CRCM)**
**2013 California Fire Code**
**2014 L.A. County Fire Code**
**2013 Covina Municipal Code**

A kitchen renovation includes, but is not limited to, the removal and/or relocation of base cabinets, countertops, sinks, dishwasher, installed appliances, changes to the lighting, removal & replacement of any wallboard, modifications to the structural elements of the dwelling and changes to the electrical, mechanical and plumbing systems. Removal and replacement of the base cabinets and counter top will require compliance with the electrical outlet location requirements of the code.

The following details the minimum requirements for the kitchen electrical, mechanical and plumbing systems:

## ELECTRICAL

a) All kitchen countertop outlets shall be GFCI protected. **CEC 210.8(A)(6)**
b) Receptacles shall be listed and labeled as **tamper-resistant**. **CEC 406.11**
c) 12” or wider countertops require an outlet. **CEC 210.52(C)(1)**
d) Outlets are required within 24” of any location along the countertop. **CEC210.52(C)(1)**
e) Kitchen outlets positioned a maximum 20” above counter top. **CEC210.52(C)(5)**
f) Appliance garage outlets are not counted as a required countertop outlets. **CEC 210.52(C)(1)**
g) Appliances and sinks break up the countertop run, requiring each side to comply individually. **CEC 210.52(C)(4)**
h) The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars.
i) A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone type receptacle. **210.52(C)(2), (3), (4)**
j) 2 small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have no other outlets. **CEC 210.52(B)(1), (2)**

k) Individual dedicated circuits are required for all major appliances. **CEC 210.11(C)(1) & 422.10(A**)

l) Garbage disposal cord and plug connected 18” to 36” long. **CEC 422.16(B)(1)**

m) Dishwasher cord 36” to 48” long. NM cable installed with a plug is not an approved flexible cord. **CEC 422.16(B)(2)**

n) Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal. **CEC 210.23**

o) If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 circuit breakers at the panel. **CEC210.7**

p) Residential Kitchen Lighting is required to meet the energy efficiency standards. This requires 50% of kitchen lighting wattage to be high efficacy luminaries. Provide a lighting schedule to verify compliance. California Residential Compliance Manual **(CRCM) 6.1.2(1)**

q) IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling. **CRCM 6.1.3**

r) For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units. **CEES 150(K)**

s) Fluorescent recessed lighting when used to comply with the lighting requirements must be of a pin base type design. Incandescent screw type base are not approved. **CRCM Table 6-3**

t) Incandescent and fluorescent lighting must be on separate switches. **CEES 150(K)7**

u) Kitchen renovations (projects over $1,000) will require the smoke and carbon monoxide alarms for the dwelling to meet the current code. **CRC2013 R314.3.1** and **R315.2.2**

v) Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.

w) Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.

x) When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.

y) In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.

z) Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R315 and be listed by the office of the state fire marshal.

## MECHANICAL

a) A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Aluminum flex duct not approved. Provide back draft damper. **CMC2013 504.2**

b) Minimum 30” vertical clearance to combustibles from cook top surface. **CMC2013 916.1.2**

c) Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2. This includes a maximum sound rating of 3 sone @ 100 CFM. **CMC 2013**

d) The size and length of the ducting must be detailed on the plan.

## PLUMBING

a) A gas test is required on piping modifications (10 PSI for 15 minutes). A maximum 15 PSI gauge is required for the gas test. A lower gas pressure test may be performs when using a recording test gauge. As provided for in **CPC2013 1213.3**

b) Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. **CPC2013 1210.1.6**

c) An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance. **CPC2013 1211.5**

d) Provide maximum 6’ long listed gas flexible connector and shut off to free standing range. **CPC2013 1211.5**

e) A listed air gap is required for the dishwasher drain. **CPC2013 807.4**

f) The maximum flow rate standard for the sink faucets is 1.8 GPM. **CPC2013 403.6(A)**