



COMMUNITY DEVELOPMENT DEPARTMENT • BUILDING INSPECTION DIVISION
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KITCHEN REMODEL GUIDE

SUBMITTAL REQUIREMENTS

A permit is required for kitchen remodels that include the replacement of kitchen cabinets. A permit is not required for kitchen countertop replacement or re-facing of existing cabinets. If a permit is required, it shall be obtained prior to the start of the remodel.

Three (3) sets of plans **wet-signed** by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted (existing and new floor plans) shall be on a minimum plan size of 11" x 17" and **must be legible** to facilitate microfilming as a permanent record after the project is completed.

If the property is overseen by a Homeowners Association and the scope of work is in the common area, exterior of a building or includes the alteration of walls, a letter of authorization, signed by the HOA, is required.

Exterior modifications to buildings require Planning review and approval prior to submittal to the Building Division.

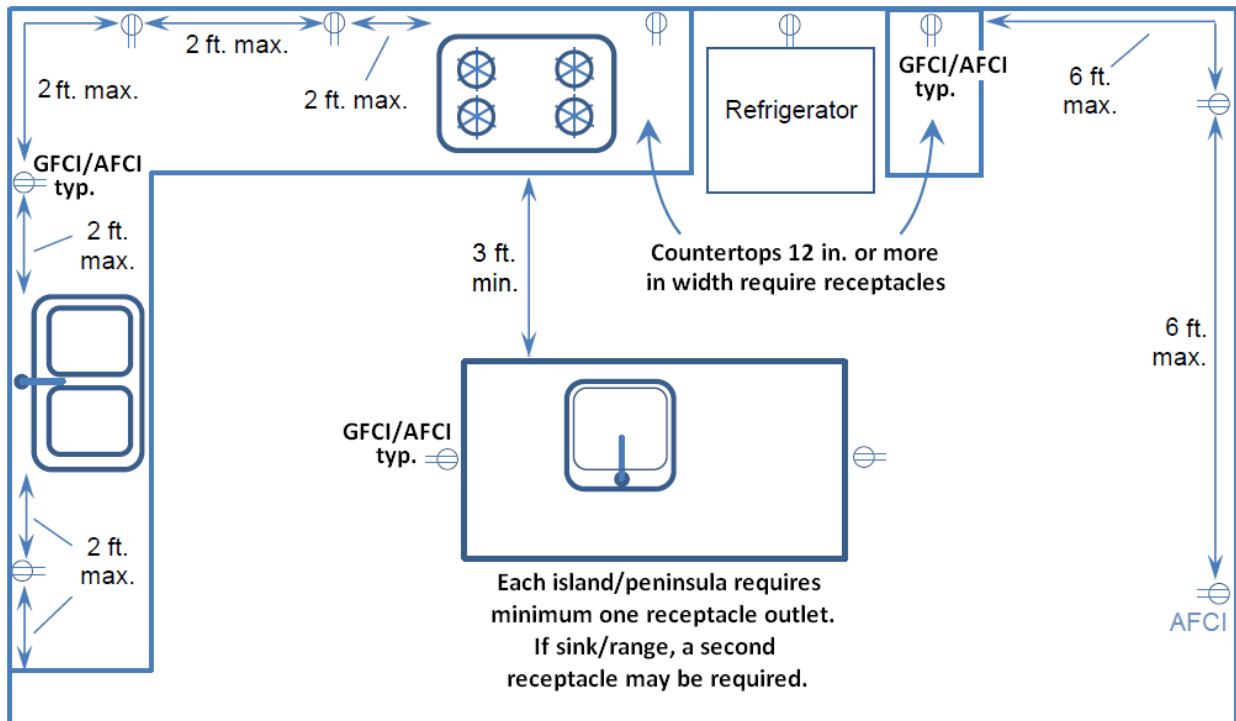
Following is a listing of the general requirements based on the 2016 California Codes & Mountain View Municipal Code. This brochure is intended to provide general information. If you have any additional questions please contact the Building Inspection Division at (650) 903-6313.

BASIC CODE REQUIREMENTS

- Show on the plans a complete and clear scope of work.
- Minimum two (2) 20 amp small-appliance branch circuits (countertop receptacles) (CEC 210.11(C)(1) & 210.52(B)(3)).
- No equipment, such as dishwashers, garbage disposals, or exhaust fans, shall be connected to the required 20 amp small-appliance branch circuit (CEC 422.16).
- A receptacle outlet shall be installed at each wall countertop space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 2' measured horizontally from a receptacle outlet in that space (CEC 210.52(C)(1)).
- All 15-20 amp (120-volt) branch circuits supplying outlets or devices installed in dwelling unit kitchens required to be AFCI protected (CEC 210.12(A)).
- Countertop receptacles outlets shall be located no more than 20" above the countertop (CEC 210.52C5).
- Islands or peninsula countertop spaces with a long dimension of 24" or greater and a short dimension of 12" or greater must have at least one electrical outlet (CEC 210.52C2). If an island has a sink and/or countertop range a second receptacle may be required (CEC210.52C4).
- All receptacles serving countertops, dishwashers and within 6' of sinks must be GFCI protected (CEC 210.8(A) 6/7 & CEC 210.8(D)).
- 15-20 ampere receptacles in dwelling units shall be listed tamper-resistance receptacles (CEC 406.12(A)).
- Electric range and ovens shall be supplied with a 40 or 50 amp branch circuit (CEC 210.23C).

- In lieu of providing electrical load calculations at the time of submittal/permit issuance, individual (dedicated) circuits will be required for the following appliances: garbage disposals, microwaves, compactors and dishwashers (CEC 210.19A1b).
Note: when kitchen remodels are proposed in multi-family dwellings and the electrical requirements cannot be accommodated, the existing main electrical panel/sub-panel may need to be upgraded.
- Dishwashers shall be connected with the approved drainage airgap devices located above the flood level rim of the sink or per manufacturers installation instructions (CPC 807.3).
- A mechanical permit is required to replace a kitchen exhaust hood that includes an outside air vent. The vent shall terminate on the building exterior at least 3 feet from another opening into the building. Flexible (corrugated) ducting is not allowed for exhaust hoods (CMC 504.3).
- Garage to kitchen openings - Door to garage is required to be a minimum 13/8" solid core, or 20 minute fire rated self-closing/self-latching door (CRC R302.5.1). Kitchen-Garage separation -side of garage wall- must have a minimum covering of 1/2" gypsum board or equivalent (CRC table R302.6).
- Clear passageway min. 36" between counter fronts and appliances or counters and walls (CBC 1208.1).
- All installed lighting shall be high efficacy (CEnerC 150.0(k)1A).
- Under-cabinet lighting shall be switched separately from other lighting system (CEnerC 150.0(k)2L).
- Newly installed fixtures shall be water-conserving in compliance with the CGC 4.303. Kitchen faucets shall not exceed 1.8 GPM.

*All Existing fittings not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Fixtures Replacement requirements - See Self Certification Form available.



KITCHEN REQUIREMENTS

OTHER RELATED HANDOUTS

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|----------------------------------|--|-----------------------------|
| 1. Smoke Detector requirements | 3. Self-Certification ~ Plumbing Fixtures | 5. Lighting - CF2R-LTG-01-E |
| 2. Carbon Monoxide Detector req. | 4. Self-Certification ~ Smoke and Carbon Detectors | 6. AFCI & GFCI guide |