



KITCHEN REMODELING INFORMATION 2019 California Codes

Town of Atherton
Building Department
80 Fair Oaks Ln
Atherton, California 94027
Phone: (650) 752-0560
Inspection requests:
(650) 752-0542

The following general requirements are based on the 2019 California Residential Code (CRC), 2019 California Electrical Code (CEC), and the 2019 California Energy Code (CalEC). Contact the Building Department at 650-752-0560 if you have any questions or need additional information, including requirements for new or altered plumbing (water, sewer, or gas lines) or mechanical (exhaust hood) equipment.

Construction Documents:

- Plans and [building permit application](#) are required for kitchen remodels or upgrades. Submit all construction documents to the [building eplan submittal portal](#). On the first sheet of the plans provide a **complete narrative Scope of Work**. Include a **title block** that includes the **project address, name, address, and phone number** of the building owner and the **name, address, and phone number** of the person that prepared the drawings. If any structural work is proposed or required **structural plans and calculations** will be required.

Electrical:

- Countertop receptacles must be located to meet all of the following requirements:
 - GFCI protection at all kitchen receptacles;
 - Countertop areas with a minimum dimension of 12" in width must be provided with a receptacle;
 - Countertop receptacles must be located so that no point is more than 24" from a receptacle outlet measured horizontally along the wall;
 - Receptacles must be located no more than 20" above the countertop and may be located in the countertop if listed for those locations;
 - When an island or peninsula is 24" or more in the long dimension and 12" or more in the short dimension at least one receptacle must be mounted not more than 12" below the countertop, or in the countertop if listed for the location. Peninsulas are measured from the connecting edge.

Note: Receptacles located within an appliance garage are not considered countertop receptacles for the purpose of minimum spacing requirements. 2019 CEC §210.8 and §210.52

- Kitchen receptacles must be supplied with circuits meeting all of the following requirements:
 - Countertop receptacles must be supplied by a minimum of two 20-amp branch circuits;
 - Separate circuits may be required for the garbage disposal, dishwasher, exhaust hood, and built-in microwave based on the manufacturer's requirements and the motor rating listed on the equipment or appliance. Any new receptacles added in the dining area, breakfast room, pantry, or similar area must be supplied by the 20-amp countertop circuits.

Note: The existing electrical panel may have to be upgraded if it cannot accommodate the circuit requirements noted above. 2019 CEC §210.11(C) 1

Plumbing:

- An air gap must be installed at all dishwashers;
- Kitchen Faucets must emit ≤ 1.8 gpm @ 60 psi.

Lighting:

- All general kitchen lighting must be high efficiency and switched separately from the lighting in other rooms. 2019 CalEC §150.0 (k)
- Complete the 2019 CF2R-LTG-01-E (Residential Lighting) form (<http://www.energy.ca.gov/>) and provide a copy to the building inspector at the rough electrical inspection.



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- A detailed lighting fixture schedule, which specifies the following, as applicable, must be included in the plans:
 - a. All luminaires installed in residential construction must qualify as “high efficacy luminaires”;
 - b. High efficacy fixtures include:
 - (1) Linear fluorescent
 - (2) Pin-based compact fluorescent;
 - (3) GU-24 base CFL;
 - (4) HID;
 - (5) Induction lighting
 - (6) JA8 compliant lamp;
 - c. Permanently installed luminaires with interchangeable lamps must contain lamps that comply with the requirements of Joint Appendix 8 (JA8) and must be appropriately marked;
 - d. Light sources to be used in enclosed or recessed luminaires must be marked “JA8-2019”;
 - e. Recessed downlight luminaires with screw base sockets are no longer permitted to be installed; and
 - f. The builder must provide to the building owner a luminaire schedule that includes a list of lamps installed in the luminaires. 2019 CalEC Res. Compliance Manual §6.1.1

Plans submitted for plan check must state the following:

- “A complete list of installed lighting systems, including the lighting schedule, all information necessary to operate and maintain the lighting system, and references to support future upgrades to the lighting system will be provided to the homeowner prior to a final inspection.” 2019 CalEC Res. Compliance Manual §6.8.2
- Provide local exhaust for all gas-fired kitchen equipment. One method to accomplish this is by providing a kitchen hood vented directly to the outside that exhausts a minimum of 100 cfm. On the plans specify the size and location of the fan, the duct sizes, and include all applicable cut sheets. The fan must be listed and must have a noise rating of 3 sones or less. 2019 CalEC Res. Compliance Manual §4.6.5

Verify or Install Smoke Alarms and Carbon Monoxide Alarms:

- Smoke alarms must be installed in all sleeping rooms, each area or hallway adjacent to sleeping rooms, each story of the building, and any basement. 2019 CRC §R314
- Carbon monoxide alarms must be installed in each area or hallway adjacent to sleeping rooms, each story of the building, and any basement. Carbon monoxide alarms are not required in rooms where there is no fuel-burning appliances and/or where the garage is detached from the house. 2019 CRC §R315

Inspections:

- A minimum of two inspections are required for kitchen remodels. A rough electrical inspection must be scheduled after the electrical boxes are installed and before any work is covered. All other structural, mechanical, or plumbing alterations require an inspection before any work is covered. The final inspection must be scheduled after all the work is completed and prior to the expiration date on the building permit.