



City of San Leandro
Division of Building & Safety Services
835 East 14th Street San Leandro, CA 94577
Main Line:(510) 577-3405 Kiosk: (510) 577-3423
Fax: (510) 577-3418

RESIDENTIAL KITCHEN REMODEL

Rev 2020

For One and Two Family Residences & Townhomes not exceeding 3 Stories

Requirements for Permit Submittal:

Before approval and issuance of a building permit for a kitchen remodel applicant shall submit three (3) sets of plans (minimum size 11x17), which are readable, legible and include the following information:

1. **Title Sheet** include the following information: (a) project address and Owner contact information; (b) scope of work statement; (c) Building data like Occupancy, type of construction, stories and square footage; (d) sheet index indicating each sheet title and number; (e) legend for symbols, abbreviations and notations used in the drawings.
2. **Existing Floor Plan** for the floor/story where the kitchen is located. Specify the existing use of all rooms and areas. Note: existing floor plan does not have to be to scale and is required for reference purposes only.
3. **Proposed Kitchen Floor Plan** showing locations of proposed cabinetry, countertops, appliances, plumbing and gas fixtures, etc. Include construction legend identifying and describing new work and clearly showing the difference between the existing and proposed conditions.
4. **Construction details** for any new/reframed interior/exterior walls/openings, headers etc.
5. **Electrical Plan, Lighting / Reflected Ceiling Plan** (may be combined with floor plan) showing locations of all proposed outlets, switches and light fixtures.
6. **CF1R Certificate of Compliance** is required with the kitchen remodel called out in the Project Scope along with the watermaker from the HERS provider.

Following is a list of general requirements based on the 2019 California Building Code, 2019 California Residential Code, 2019 California Electrical Code, 2019 California Green Building Standards (CalGreen) and 2019 California Energy Efficiency Standards.

Electrical Requirements

- GFCI protection shall be provided for all countertop receptacles, receptacles within 6 feet of a sink and for receptacles supplying dishwashers. (CEC 210.80)
- A minimum of two 20-amp small appliance branch circuits are required to serve countertop and wall receptacles in the kitchen, pantry and dining room. (CEC 210.11A)
- Individual (dedicated) circuits are required for garbage disposals, microwaves, compactors and dishwashers. (CEC 210.19A1b)
- AFCI protection is required for all 120v 15 & 20 amp kitchen circuits. (CEC 210.12A)
- Receptacles shall be installed so that no point along the wall line is more than 24 inches horizontally from an outlet in the space (CEC 210.52c1).
- Receptacles shall be provided at all countertop areas with a minimum dimension of 12 inches. (CEC210.52C1)
- Islands and peninsulas shall have at least one receptacle mounted no more than 12 inches below the countertop and where the countertop does not extend more than 6 inches beyond its base. (CEC210.52A1&2)
- All installed lighting shall be high efficacy and controlled by either a dimmer switch or vacancy sensor switch. All light fixtures shall contain bulbs that are labeled as JA8-2016. Screw base bulbs are **not** permitted in recessed lighting. (CEES 150.0(k))
- Recessed light fixtures in insulated ceilings shall be approved, listed, zero-clearance Insulation Cover (IC) type, Certified Air Tight (AT) and sealed with a gasket or caulked between housing and ceiling (CEnc 150.1(k)1C)

Plumbing Requirements

- Dishwashers shall be connected with an approved drainage air gap device located above the flood level rim of the sink (CPC 807.3)
- Kitchen faucets shall not exceed 1.80 gallons per minute at 60 psi. (CalGreen 301.1.1)
- Provide 2 inch drain line
- New gas appliances at kitchen should be specified. Provide a single line diagram of gas piping, show pipe sizes, lengths and BTU demand ratings for all gas appliances in the house.
- An accessible valve member, or a listed gas convenience outlet installed within six (6) feet of the appliance it serves. Where a connector is used, the valve shall be installed upstream of the connector. A union or flanged connection shall be provided downstream from this valve to permit removal of controls. (CPC 807.4)

Mechanical Requirements

- A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or downdraft exhaust vent. Aluminum flex duct is not approved. (CMC 504.3)
- The exhaust hood shall have a minimum exhaust rate of 100 cfm. (CEnc 150(o), Exc. 5 to 152 (a) & ASHRAE std. 62.2) and terminate on the building exterior at least 3 feet from other openings into the building (CMC502.2.1)
- Kitchen range hoods require minimum ventilation per 2016 ASHRAE 62.2, Section 5 (Section 150.0(o)2B) and maximum sound rating per 2016 ASHRAE 62.2, Section 7.2 (Section 150.0(o)1G)
 - This corresponds to 100 CFM ventilation for most kitchens and a sound rating of three sones or less
 - **A HERS rater must verify that installed range hoods are listed in the HVI Certified Home Ventilating Products Directory and have been HVI-certified as meeting ASHRAE 62.2 ventilation and sound requirements. At time of permit submittal a CF1R Certificate of Compliance is required with the kitchen remodel called out in the Project Scope along with the watermaker from the HERS provider.**
 - For further information visit: <https://www.energy.ca.gov/programs-andtopics/programs/>

Smoke & Carbon Monoxide Alarms

- Show location(s) of "SMOKE ALARM" in the following: (CRC R314)
 - a. In each sleeping room.
 - b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
 - c. On each additional story of the dwelling, including basements and habitable attics, but not including crawlspaces and uninhabitable attics.
 - d. Provide a note "SMOKE ALARM shall be interconnected hard-wired with battery backup."
 - e. Battery smoke alarm permitted in existing buildings where no construction is taking place.
- For buildings with Fuel-burning appliances and/or attached garages, provide an approved CARBON MONOXIDE ALARM at: (CRC R315.1)
 - a. Outside of each separated sleeping area in the immediate vicinity of the bedrooms.
 - b. On every level of a dwelling unit including basements.
 - c. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wire with battery backup."
 - d. Battery carbon monoxide alarm is permitted in existing dwelling units where no construction is taking place.