



# Kitchen Remodel Projects – Basic Plan Requirements

Kitchen remodeling projects are common in the village of Carmel-by-the-Sea. They range in complexity from simple fixture/appliance exchanges to complex structural and architectural modifications combined with added fixtures, new appliances, and extended fuel gas and drainage systems.

This Job Aid is intended to provide guidance on the elements that are required to be addressed in the plans for simple, stand-alone kitchen remodel projects that do not include major structural or architectural changes. Incorporating the following information will assist in expediting your plan review and project approval.

### Common Building Elements

- Removal or relocation of walls, and/or changing fixture types or locations requires floor plans showing the existing and proposed layouts. Provide these plans with your application as applicable.
- Changes to roof framing systems (such as reframing to create vaulted ceilings) require architectural and structural plans, specifications and details of the framing, insulation, and roofing system. Roofing systems must be listed to achieve a Class A rating. Provide these plans with your application as applicable.

**Existing Layout/Demolition Plan**

**Legend**

- Element to remain
- - - Element to be removed

This plan illustrates:

- What is being removed
- What is being kept

In this example, all of the cabinets (upper and lower), appliances and two ceiling fluorescent light fixtures are being removed.

**Proposed Layout**

**Legend**

- New 2x wall
- New Wall Cabinets

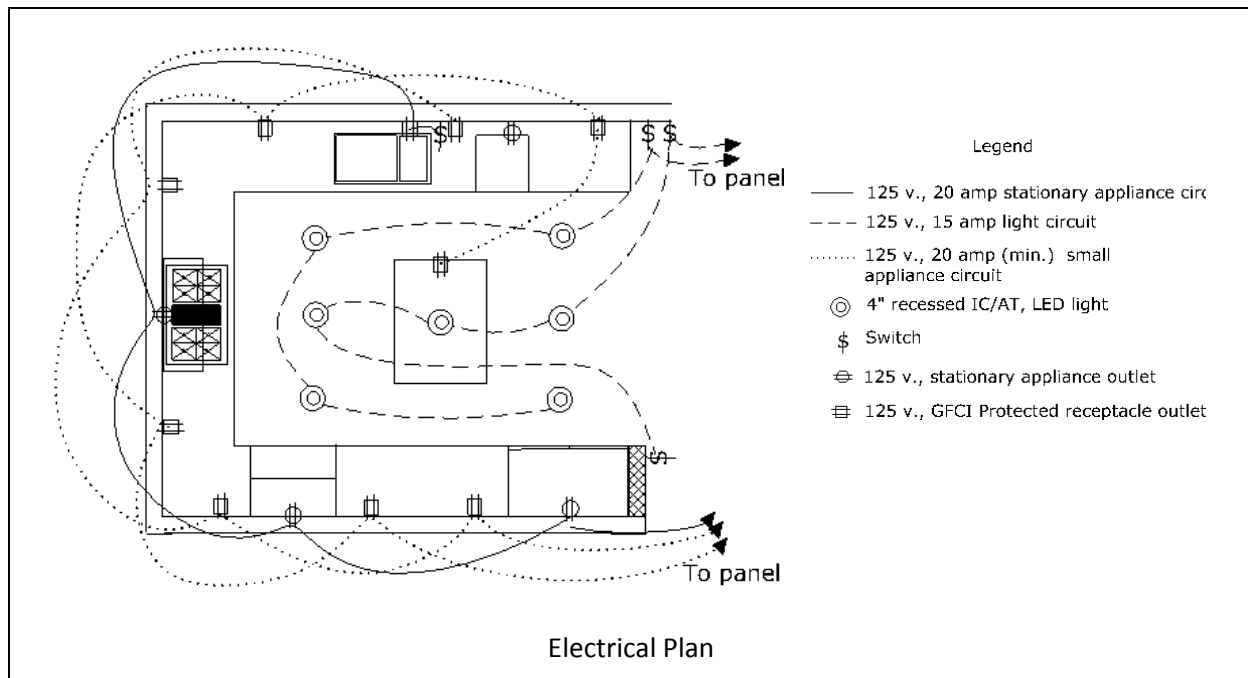
This plan illustrates:

- What is being added
- What remains

## Electrical Requirements

Receptacles shall meet all of the following requirements: (CEC 210.8, 210.12, 210.23, 210.52, 406.12)

- GFCI protection shall be provided for all countertop receptacles, receptacles within 6 feet of a sink (including below counter and behind an appliance), and for receptacles supplying dishwashers. The reset button for GFCI receptacles shall be installed in an accessible location (i.e. not behind an appliance).
- All outlets and devices (i.e. receptacles, lighting, hoods, etc.) in the kitchen shall be AFCI protected and tamper-resistant (TR).
- Receptacles shall be provided at all countertop areas with a minimum dimension of 12 inches.
- Countertop receptacles shall be located so that no point along the wall is more than 24 inches from a receptacle.
- Countertop receptacles shall be located no more than 20 inches above the countertop.
- Islands/peninsulas shall have at least one receptacle mounted not more than 12 inches below the countertop and where the countertop does not extend more than 6 inches beyond its base.
- Electric stoves and ovens shall be supplied with a 40- or 50- amp branch circuit.

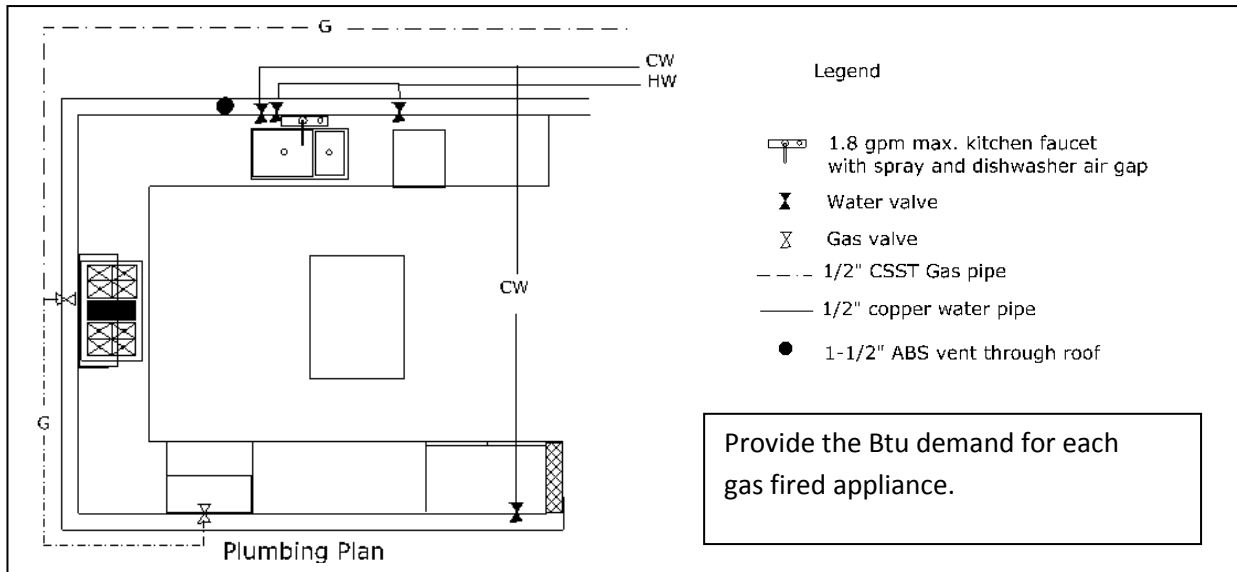


Kitchen receptacles shall be supplied by circuits meeting all of the following requirements: (CEC 210.11, 210.52, 422.16)

- Countertop receptacles shall be supplied by a minimum of two 20-amp branch circuits.
- A dedicated circuit is required for cord and plug connected range exhaust hoods. Separate circuits may be required for the garbage disposal, dishwasher, and built-in microwave based on the manufacturer's requirements and the motor rating.
- Any new receptacles added in the dining area, breakfast room, pantry, or similar area shall be supplied by a 20-amp circuit, the countertop circuits may be used to supply these areas.
- cannot be accommodated.

*Lighting Efficiency (CEES 150.0(k))*

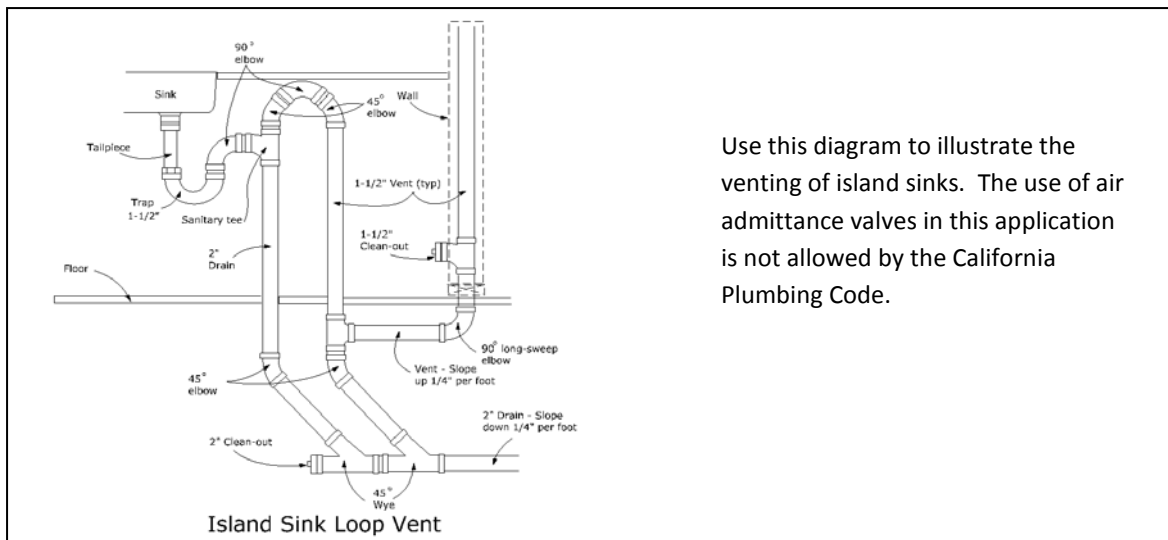
- All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
- Under cabinet lighting shall be on a separate switch from any other lighting.
- All light fixtures shall contain bulbs that are labeled as JA8-2016 (JA8-2016-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight); be sealed/caulked between the fixture housing and ceiling,; shall not contain a screw base socket; and contain bulbs marked your application.



**Plumbing Requirements**

*Water Efficient Plumbing Fixtures (CalGreen 301.1.1)*

- All newly installed fixtures shall be compliant with the CA Green Building Standards Code Sec. 4.303.
- Additions or modifications to fuel gas piping requires a gas line diagram including pipe sizes and calculations demonstrating the pipe sizing complies with CA Plumbing Code requirements. Appliance cut sheets and specifications demonstrating their gas supply requirements are required.
- Where plumbing fixtures are proposed in a kitchen island, an isometric diagram of the venting system shall be provided in the plans.



**Smoke and Carbon Monoxide Alarms (CBC 907.2.11, CRC 314 and 315)**

- Smoke alarms shall be installed in all sleeping rooms; in each area accessing and adjacent to sleeping rooms; on each story of the building; and in any basement.
- Carbon monoxide (CO) alarms are required when the dwelling unit has an attached garage with an opening into the dwelling; or where the dwelling contains a fuel-burning appliance or fireplace.
- CO alarms shall be installed in each area/hallway adjacent to sleeping rooms; on each occupiable story; and in each bedroom having a fuel-burning appliance or attached to a bathroom containing a fuel burning appliance.
- A smoke/CO alarm affidavit is required attesting to compliance with smoke and CO alarm installation requirements prior to final approval of the project.

