



# CITY OF DANA POINT

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## KITCHEN RENOVATIONS

### INTRODUCTION

Kitchen renovations generally require a Building Permit where minor repairs and maintenance do not. Any connections to any Utilities will require a permit. The following breakdown should help you clarify where and when to obtain a permit. Kitchen renovations require compliance with the 2001 CBC, CPC, CMC, the 2004 CEC and the 2005 California Energy Efficiency Standards

### A PERMIT IS REQUIRED FOR

- Dishwasher replacement
- Gas piping move/extension/changes
- Water service move/extension/changes
- Drainage piping moves/extensions/changes
- Lower cabinets and countertop replacements
- Change of location of major appliances
- Installation of venting Microwave requiring new electrical and/or ducting
- Installation of venting hood requiring new electrical and/or ducting
- Changes of electrical outlets location
- Changes of lighting and/or additional recessed lighting
- Addition of Kitchen Island. Island to comply with electric outlet requirements
- Any structural modifications to framing and/or structure
- Opening up a wall into a window or changing a window into a door way
- Adding a door into a wall or closing up a window or door
- Mold/fungus mitigation requiring removal, repair, and replacement of drywall, insulation, and/or structural members.

### MECHANICAL

- Smooth interior metal duct required on vent hood or down draft exhaust vent. Aluminum flex duct not approved. Provide back draft damper. UMC 504.2
- Minimum 30" vertical clearance to combustibles from cook top surface. UMC 906

### PLUMBING

- Gas test required on piping modifications (10 PSI for 15 minutes) 15 PSI gauge required
- No gas lines under slabs unless run through an approved, vented, gas tight conduit. UPC 1211.4
- 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 UPC 1211.18
- Provide maximum 6' long listed gas flexible connector and shut off to free standing range. UPC 1212.0 (1)
- Listed air gap required for dishwasher drain. UPC 807.4

## ELECTRICAL

- All kitchen countertop outlets shall be GFCI protected.
- 12" or wider countertops require an outlet
- Outlet are required within 24" of any location along the countertop
- Kitchen outlets maximum 20" above counter top
- Appliance garage outlet not counted as required countertop outlets
- Appliances and sinks break up the countertop run, requiring each side to comply individually.
- Electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the front of a sink does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face or tombstone type receptacle
- 2 small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced
- Individual circuits are required for all major appliances
- 220V Range / cook top require separate circuits. (If gas, 110V outlet for igniters may be tied to convenience outlet circuit)
- Garbage disposal cord and plug connected 18" to 36" long
- Dishwasher cord 36" to 48" long. Romex with plug not approved as flexible cord
- Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal
- 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.
- 4 wire circuit required to stove / range – 2 hots, 1 neutral, 1 ground

## LIGHTING

- Residential Kitchen Lighting Worksheet WS-5R required
- IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling.
- 50% of kitchen lighting **wattage** shall be high efficacy luminaries
- 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.
- Incandescent and fluorescent lighting must be on separate switches.

## MANDATORY MEASURES

- Maximum flow rate standards for sink faucets is 2.5 GPM
- Kitchen renovations will require the smoke alarms to meet the current code. CBC 310.9.1.4
  - a. Smoke Detectors are required in all sleeping rooms, on each floor level, in hallways leading to sleeping rooms, and at the top of stairways.
  - b. In new construction, detectors shall be hard wired with battery back up.
  - c. In existing conditions, detectors may be battery operated.