City of San Ramon
Building and Safety Services
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KITCHEN REMODEL

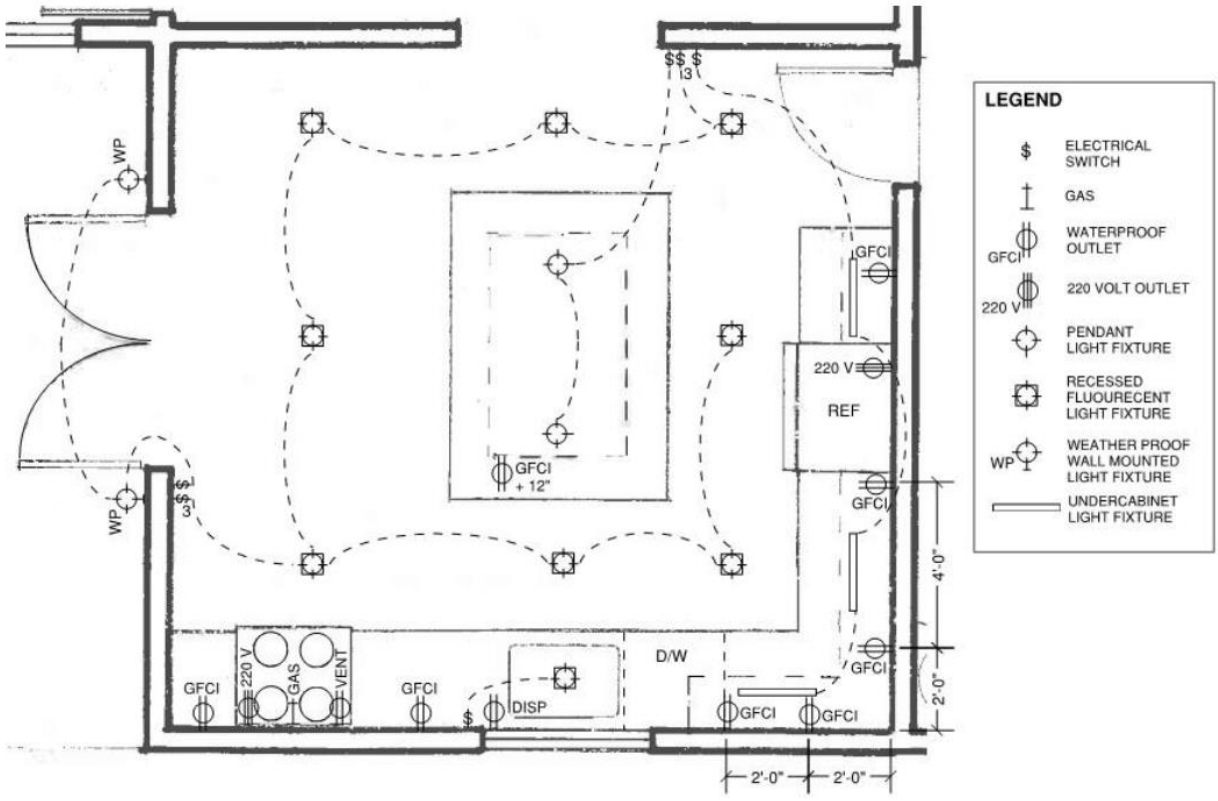
For One and Two Family Residences & Townhomes not exceeding 3 Stories

PLAN SUBMITTAL

Submit three (3) sets of plans, which are drawn to scale (or at the very minimum fully dimensioned), readable, legible, and include the following information:
(Plan information listed in the items below could be combined if clarity is maintained)

- ☐ **Standardized Permit Application** including the following:
  - ☐ Address of project
  - ☐ Name, address, and phone number of project owner
  - ☐ Name, address, phone number, title & registration information of project design professional
  - ☐ Applicable editions of state and local codes
  - ☐ Description of project (scope of work statement)
  - ☐ Legend of symbols, abbreviation and notation used on the drawings
  - ☐ An index of drawings
- ☐ **Schematic Site Plan** (if any exterior alterations are being proposed) showing building footprint with distances to property lines. On site plan indicate locations of any new exterior alterations (i.e., enlargement/addition of exterior windows, doors, skylights, fan/duct/vent terminations, etc.)
- ☐ **Existing Floor Plan** for the floor/story where the remodeled kitchen is located. Specify the existing use of all rooms and areas. (Note: existing floor plan may be in a schematic format and is required for reference purposes only).
- ☐ **Proposed Kitchen Floor Plan** showing type and location of the proposed interior cabinetry counter-tops, plumbing fixtures, etc. See requirements below from Building, Electrical/Lighting, Mechanical and Plumbing Requirements, including the example diagram on final page of handout.
- ☐ **Construction Details** for any new/reframed interior/exterior walls/openings, headers, etc.
- ☐ **Title 24 Energy Requirements**: The 2019 Energy Efficiency Standards require a completed and signed CF1R-ALT-01-E to be submitted with any remodeling project which includes alterations to envelope components (i.e. insulation, replacement of windows, etc.), heating system and water heating. The CF1R-ALT-01-E form is available online at: https://ww2.energy.ca.gov/2015publications/CEC-400-2015-032/appendices/forms/CF1R/2016-CF1R-ADD-01-E-PrescriptiveAdditionsBuilding.pdf

EXAMPLE OF KITCHEN FLOOR PLAN



BUILDING REQUIREMENTS

- ☐ All work must comply with current California building code standards (building, electrical, mechanical, plumbing, energy and CALGreen)
- ☐ Structural calculations may be required for removal and/or replacement of bearing walls.
- ☐ Minimum ceiling height in a kitchen is 7'-0" clear, from the finished floor to the finished ceiling.
- ☐ A minimum of 3'-0" clearance is required between the counter fronts and appliances, or counter fronts and walls.
- ☐ Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as garages, crawl spaces, exterior walls and attics. Type of insulation required: walls 2x4 R-13 or 2x6 R-19, ceiling R-38 and floors R-19.

MECHANICAL REQUIREMENTS

- ☐ A vertical minimum clearance of 30" is required above a range to combustibles materials, and a minimum vertical clearance of 24" above the range to the built-in microwave ovens is required. *Note*: Larger units require greater clearances, refer to manufacturer requirements.
- ☐ Back draft damper are required on ventilation systems exhausting to the exterior. Point of exhaust vent must be a minimum of 3'-0" from a property line or openings into the buildings such as doors, windows, opening skylights, attic vents.

ELECTRICAL REQUIREMENTS

- ☐ Two 20 amp. dedicated kitchen counter circuits are required.
- ☐ All the kitchen counter receptacles shall be GFCI protected and "tamper resistant". The counter top circuits required may only be shared with the dining room, breakfast room or a pantry. Dishwashers, garbage disposals, insta-hots, compactors, built in microwave ovens, and the kitchen lighting shall not be on the same electrical circuits (dedicated).
- ☐ Counter tops wider than 12" require receptacles. Receptacle shall be no higher than 20" above the counter. Receptacle outlets shall be installed so that no point along the wall line is more than 24", measured horizontally from an outlet in that space.
- ☐ New and extended branch circuits supplying outlets and devices (i.e. receptacles, lighting, hoods, etc.) in the kitchen shall be AFCI protected and tamper-resistant (TR).
- ☐ Islands or peninsulas require at least 1 receptacle. Receptacles may not be more than 12" below the counter surface or be below a counter that extends more than 6" beyond a cabinets end.
- ☐ The maximum length for a garbage disposal cord is 36" and a dishwasher is 48". Attachment plug and receptacle shall be accessible and labeled.
- ☐ Multi-wire duplex receptacles for garbage disposals and dishwashers require a common trip breaker in the service panels.

LIGHTING EFFICIENCY

- ☐ All luminaires installed shall be high efficacy; screw-based fixtures can be considered high-efficacy if labeled as JA8-2016 compliant. However, screw based fixtures can't be used in recessed downlights and be considered high-efficacy.
- ☐ Recess downlights must be IC/AT listed, JA8 compliant, and sealed with gasket or caulk
- ☐ Under cabinet luminaires shall be separately switched
- ☐ Dimmers or vacancy sensors are required to control all high-efficacy luminaires, except closets <70ft2 and hallways

PLUMBING REQUIREMENTS

- ☐ All new gas piping shall be sized to supply sufficient gas to the appliances. The gas piping shall be tested with 10 lbs. of pressure for a minimum of 15 minutes.
- ☐ Hot water piping ¾" and greater serving a kitchen shall be insulated with minimum 1" wall thickness insulation.
- ☐ All oven and stove gas valves shall be readily accessible and be within 3'-0" of the appliance. Connectors may not be concealed or pass through any floor, wall partition, ceiling, or appliance housing cabinet.
- ☐ A 2" accessible plumbing cleanout under the sink shall be required.
- ☐ An air gap above the sink rim shall be installed between the dishwasher drainpipe and the garbage disposal inlet.

WATER EFFICIENT PLUMBING FIXTURES

☐ Water efficient plumbing fixtures: For all alternations/improvements in this project, all non-compliant plumbing fixtures in the dwelling unit shall be replaced with water conserving fixtures. See "Indoor Water Use" chart below:

INDOOR WATER USE:
(Requirements for homes built on or before 01/01/1994)

Fixture Type	Non-Compliant (1994) (flow rater over)	Conserving Fixtures (Current) (Max flow rate)
Kitchen Faucet	2.2 Gal/min	1.8 Gal/min @ 60 psi
Other Faucets	2.2 Gal/min	1.5 Gal/min @ 60 psi
Shower	2.5 Gal/min	2.0 Gal/min @ 80 psi
Water Closet	1.6 Gal/min	1.28 Gal/flush

(Flow rates combined for all heads controlled by a single valve)

SMOKE DETECTORS and CARBON MONOXIDE ALARMS:

☐ **Smoke Detectors:** When a permit is required for alterations, repairs or additions exceeding $1,000, existing dwellings that have attached garages or fuel burning appliances, smoke detectors shall be installed: (a) in each sleeping room, (b) outside each separate sleeping area in the immediate vicinity of the bedrooms, (c) on each story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. Specify on the plans. (CRC Sec. R314). Smoke Alarms (CRC R314.5) shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

☐ **Carbon Monoxide Alarms:** When a permit is required for alterations, repairs or additions exceeding $1,000, existing dwellings that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in the following locations: (a) outside of the dwelling unit sleeping area in the immediate vicinity of the bedroom(s); (b) on every level of a dwelling unit including basements. Specify on the plans. (CRC Sec.R316). Carbon Monoxide Alarms (R315.6) shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted shall receive power from a battery. Carbon Monoxide Alarms (CRC R315.6, Exceptions) shall be permitted to be battery-powered or plug-in with battery backup in existing buildings built prior to January 1, 2011.