



CITY OF MONROVIA

Community Development Department
Building and Safety Division
415 South Ivy Avenue
Monrovia, CA 91016-2888

CODE CYCLE
2016 CALIFORNIA CODES
AND CITY OF MONROVIA
MUNICIPAL CODE

EFFECTIVE DATE
01/01/2017

1 of 2

KITCHEN REMODEL REQUIREMENTS

A permit is required for kitchen remodels that include the removal & replacement and/or relocation of base cabinets, countertops, sinks, installed appliances, changes to the lighting, removal and replacement of any wallboard, modifications to the electrical, mechanical and plumbing systems.

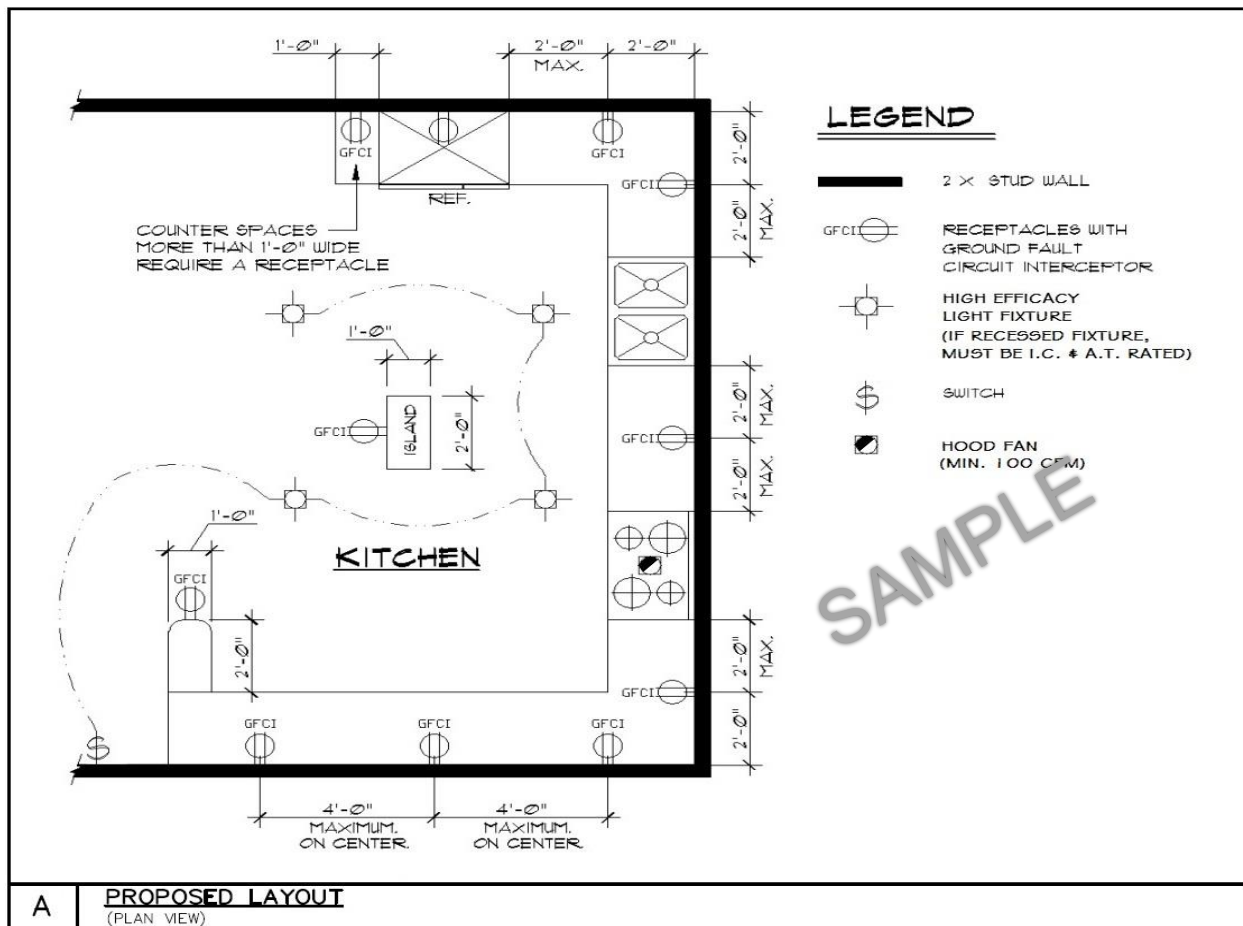
I. Applicable codes:

- 2016 California Building Code, Residential Code with local amendments.
- 2016 California Energy Code, Cal Green Code with local amendments.
- 2016 California Plumbing, Mechanical, and Electrical Code with local amendments.

II. Submit 2 sets of plans which consist of the following (if applicable):

1. Floor Plan – Show existing, demo and proposed layout.
2. Electrical Plan – Show location of proposed lighting fixtures, outlets, switches, etc...
3. Framing details and connections, if walls are being relocated. Note if demolished walls are load-bearing or non-load bearing. If load-bearing, show existing framing layout. Engineering may be required.

III. Sample Kitchen Layout (Clearly list out the scope of work on the plans):



This handout is for information & reference only, and is not a substitute for plans prepared for each project. See page 2 for a checklist of code requirements for residential kitchen remodels. Compliance to all applicable code requirements and notes must be shown on the plans for review and approval.

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may apply beyond what is located in this handout as seen appropriate by the Building and Safety Division.



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KITCHEN REMODEL REQUIREMENTS

A. General Building Comments

- Note on Plans: All work must comply with the 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Energy Code, and 2016 California Green Building Code.
- Kitchen ceiling height shall not be less than 7'-0" (CRC R305.1).
- A self-closing, tight fitting, solid-wood door 1-3/8" thick, or a 20-minute fire-rated door, is required between a kitchen and the garage (CRC R302.5.1).

B. Electrical Comments

- Note: New lighting or receptacles added shall not overload existing circuits or panels (CEC 210.23).
- At least two 20-ampere small appliance branch circuits for all receptacle outlets (including refrigeration equipment) in the kitchen, dining room, pantry, breakfast room is required. These circuits shall not serve outlets in any other areas. [CEC Section 210.52(B)(1)]
- A Separate 20 amp circuits for the garbage disposal and the dishwasher is required. [CEC 422.10(A)]
- A receptacle outlet shall be installed at each wall countertop space that is 12 inches or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches measured horizontally from a receptacle outlet in that space. [CEC 210.52(C)(1)].
- Receptacle outlets shall be located above, but not more than 20 inches above the countertop. Receptacle outlets rendered not readily accessible by appliances fastened in place shall not be considered as these required outlets. [CEC 210.52(C)(5)].
- At least one receptacle is required at island and peninsular countertops with a long dimension of at least 24 inches and a short dimension of at least 12 inches. [CEC 210.52(C)(2) and (3)].
- Receptacles at kitchen countertop surfaces shall be protected with GFCI per CEC 210.8(A)(6).
- All receptacles shall be listed tamper-resistant. [CEC 406.12]

C. Plumbing / Cal Green Comments

- Kitchen Faucets: The Maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. (CGBC 4.303)

- Adhesives, sealants, caulks, paints, & coatings shall comply with the VOC limits. [CGBC 4.504.2.1 & 4.504.2.2]
- Aerosol paints & coatings shall meet the Product-Weighted MIR Limits for ROC. [CGBC 4.504.2.3]
- Interior/exterior use of hardwood plywood, particleboard, and medium density fiberboard composite wood products shall meet the requirements of CGBC Section 4.504.5.

D. Mechanical Comments

- Household cooking appliances shall have a vertical clearance above the cooking top of not less than thirty (30) inches to combustible material or metal cabinets. (CMC 921.3.2) or
 - A listed cooking appliance or microwave oven is installed over a listed cooking appliance and will conform to the terms of the upper appliance's listing and the manufacturer's instructions. [NFPA 54: 10.15.1.2]
- Microwaves must be listed for installation over range.
- Kitchen hood ventilation shall meet a minimum intermittent ventilation airflow rate of 100 cfm and a maximum of 3.0 sone rates are required for kitchen exhaust fan per [CEnC.Sec.150(o) & ASHREA 62.2.]

E. Title 24 Energy Comments

- All kitchen luminaires shall be high efficacy. (CEnC 150.0(k)1(A))
- Fixtures recessed into ceilings shall be listed for zero clearance insulation contact (IC), have a label that certifies that the fixture is airtight with air leakage less than 2.0 CFM at 75 Pascals (AT), be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk (CEnC 150.0(k)1C).

F. Smoke and Carbon Monoxide Alarms

Note: Dwelling units shall be equipped with smoke and carbon monoxide alarms at locations shown below: (R314.2.2 & R315.2.2)

- a. Smoke alarms shall be installed inside each sleeping room, outside each sleeping room, and on each additional story (R314.3).
- b. Carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on every level including basement in dwelling units that have fuel-fired appliances or attached garage (R315.3).