

# CITY OF SAUSALITO BUILDING DIVISION

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## KITCHEN REMODEL

#### **Submittal Requirements:**

Before approval and issuance of a building permit for kitchen remodel, applicant shall submit **three sets** of **plans** (11" x 17" minimum). Plans shall be drawn **to scale** (or at the very minimum, **fully dimensioned**), **readable**, **legible**, and include the following information:

- Cover Sheet showing the following:
  - Project address,
  - 2. Owner's information (name, address, phone number),
  - 3. **Designer's information** (name, address, phone number),
  - 4. **Use of Building** (Single Family Dwelling, Duplex, Apartment, Condo, etc).
  - 5. **Type of Construction** (Wood Framed, Steel Framed, Concrete, etc).
  - 6. Scope of work statement,
  - 7. Sheet index indicating each sheet title and number,
  - 8. **Legend** for symbols, abbreviations and notations used in drawings.
- 2. **Site Plan** for any new exterior alteration (i.e. enlargement/addition of exterior windows, doors, skylights, fan/duct/vent terminations, etc.). On the Site Plan, show the **dimensions of the property line**, footprint of all structures on the property, **distance of the structures to the property line**, and the **location of the street and sidewalk** in relationship to the property.
- 3. **Existing Floor Plan** for a floor/story where the kitchen is located. Specify the **existing use of all rooms** and **areas**. Show the **location of the existing kitchen**. (Note: existing floor plan does not have to be to scale and is required for **reference purposes only**).
- 4. Proposed Kitchen Floor Plan showing the type and location of proposed interior cabinetry, countertops, appliances, plumbing and gas fixtures, light fixtures, receptacle outlets, etc. Include construction legend identifying and describing new work and clearly show the difference between the existing and proposed conditions. Exterior windows and doors added and/or replaced as part of the remodeling project shall be clearly identified on the plans. New windows shall have a U-Factor not-to-exceed 0.32 and SHGC not-to-exceed .25.

See the back of this handout for **Code Requirements** pertaining to Kitchens.

## **Code requirements for Kitchen Remodels**

### **Building Code Requirements:** Construction and design shall conform to the 2013 California Residential Code (CRC), 2013 California Building Code (CBC), 2013 California Electrical Code (CEC), 2013 California Mechanical Code (CMC), 2013 California Fire Code (CFC), 2013 California Plumbing Code (CPC), 2013 California Energy Code (CEnerC), 2013 California Green Building Code (CGC), and any state laws and local ordinances. CBC 108.3.1. Listed and rated one-hour light fixtures enclosures shall be installed in wall, floor, or ceiling assemblies between separate residential units. Where kitchen is adjacent to the garage, 1/2" gypsum board shall be installed on the garage side of the wall and 5/8" gypsum board on the garage. CRC Table R302.6. Where a door leads from the kitchen to the garage, a 1-3/8" solid core, self-closing, and self-latching door or 20 minute fire rated door shall be installed. CRC R302.5.1. Smoke Alarms shall be installed in every room used for sleeping purposes, on the wall or ceiling outside of each sleeping area (e.g. bedrooms), and in every story of the dwelling unit. CRC R314. Carbon Monoxide Detectors shall be installed in all pathways leading to the sleeping area and on each level of the dwelling. CRC R315. **Electrical Requirements:** All kitchen countertops 12" or wider shall have GFCI receptacle outlets installed. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. CEC 210.8 & 210.52. Kitchen island countertop shall have at least one GFCI receptacle outlet. CEC 210.8 & 210.52. Kitchen peninsular shall at least one GFCI receptacle outlet. CEC 210.8 & 210.52. A minimum of two dedicated 20 Amp branch circuits shall be installed for small appliances. CEC 210.52(B)(1). All new receptacle outlets are to be tampered resistant. CEC 406.4 and 406.12. **Lighting Requirements:** All kitchen lights to be high efficacy. Exception: A minimum of 50% of the total wattage of permanently installed light fixtures in the kitchen shall be high efficacy. CEnerC 150.0(k)3A Permanently installed light fixtures that are internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinets. CAenrC 150.0(k)4.A

#### **Plumbing Requirements:**

- All new gas piping shall be sized to supply sufficient gas to the appliances. CPC 1215. The gas piping shall be tested with a pressure of 10 psi for a minimum of 15 minute. CPC 1213.3
- ☐ All gas appliances connected to a piping system shall have an accessible approved manual shutoff valve with a non-displaceable valve member, or a listed gas convenience outlet installed within 6 feet of the equipment it serves. CPC 1211
- ☐ Provide a 1" air-gap between the dishwasher drainpipe and the garbage disposal inlet. CPC 603.3

# Kitchen Remodel Illustrative Handout

