



RESIDENTIAL KITCHEN REMODEL

INTRODUCTION

Kitchen remodel require a building permit. At a minimum, a legible floor plan depicting the layout of the renovation is required for permitting.

The following information can be used as a general guideline for the minimum requirements for a kitchen renovation project and may be attached to your plan as general compliance notes.

The applicant is responsible for compliance with all code regulations/requirements. If the scope of work is altered after permit issuance, the applicant shall request the permit be updated.

If the scope of work involves reconfiguring the kitchen layout, modifications to the structural system or removal of wall to accommodate an enlarged wall opening, a complete review will be required.

Kitchen remodels trigger the upgrade to current code compliance consisting of the following:

***2025 California Residential Code (CRC);
2025 California Electric Code (CEC);
2025 California Mechanical Code (CMC);
2025 California Plumbing Code (CPC);***

***2025 California Energy Code;
2025 California Green Building Standards (CGBSC);
and The City of Laguna Beach Local Ordinances.***

The following details the minimum requirements for the kitchen electrical, mechanical, and plumbing systems:

ELECTRICAL

- All kitchen countertop outlets shall be GFCI & Arc-Fault protected (CEC 210.8(A)(6) & 210.12(A and B)).
- All new receptacles shall be listed as tamper-resistant (CEC 406.12).
- 12" or wider countertops require an outlet (CEC 210.52(C)).
- Outlets are required within 24" of any location along the countertop (CEC 210.52(C)(1)).
- Kitchen outlets positioned a maximum 20" above countertop (CEC 210.52(C)(3)).
- Appliances and sinks break up the countertop run, requiring each side to comply individually (CEC 210.52(C)).
- The countertop electrical outlet requirements include kitchens, kitchen desktops, wet bars, serving bars, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units. A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements. Alternative style under cabinet plug strip or a listed and approved countertop pop-up type or tombstone type receptacle may be used. Drop front cabinet face outlets are NO LONGER allowed to be utilized. (CEC 210.52(C),(C)(2), (C)(3)).
- Two (2) small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have no other outlets (CEC 210.52(B)(1) and (2)).
- Individual dedicated circuits are required for all major appliances (CEC 210.11(C)(1) & CEC 422.10(A)).
- Garbage disposal cord and plug connected 18" to 36" long (CEC 422.16(B)(1)).
- Dishwasher cord 36" to 78" long. Romex installed with a plug is not an approved flexible cord (CEC 422.16(B)(2)).

- A single 20 amp circuit is allowed for the dishwasher and the disposal when the total rated amperage is less than 10 amps (CEC 210.23). This receptacle shall be GFCI and AFCI protected.
- Provide separate and dedicated circuits for dishwasher, garbage disposal, built-in microwave, and trash compactor. CEC 210.11
- Arc-Fault Circuit Interrupter protection shall be provided as required and installed in a readily accessible location. CEC 210.12
- All new or replacement lighting is required to be high efficacy J8 approved, and meet the energy efficiency standards (150(k)).
- Insulation contact (IC) and air-tight (AT) rated cans are required for recessed lighting if installed in an insulated ceiling. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed and approved for the required fire rating. This generally applies to residential condominium construction where units are above or below other units.
- Project valuation over \$1,000 will require the smoke and carbon monoxide alarms for the dwelling to meet the current code (CRC sections R310 and R311).
 - Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but not including crawl spaces and uninhabitable attics, in the immediate vicinity of a sleeping loft, and within a room or space open to a sleeping loft. Specific installed locations shall be in conformance with CRC R310.3.3.
 - Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-fired appliances or fireplaces are installed and/or dwelling units have attached garages. Either condition requires the alarms.
 - Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit including basements, and within a bedroom where a fuel-burning appliance is located within a bedroom or its attached bathroom.
 - In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
 - Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R310 and R311 and be listed by the office of the state fire marshal.

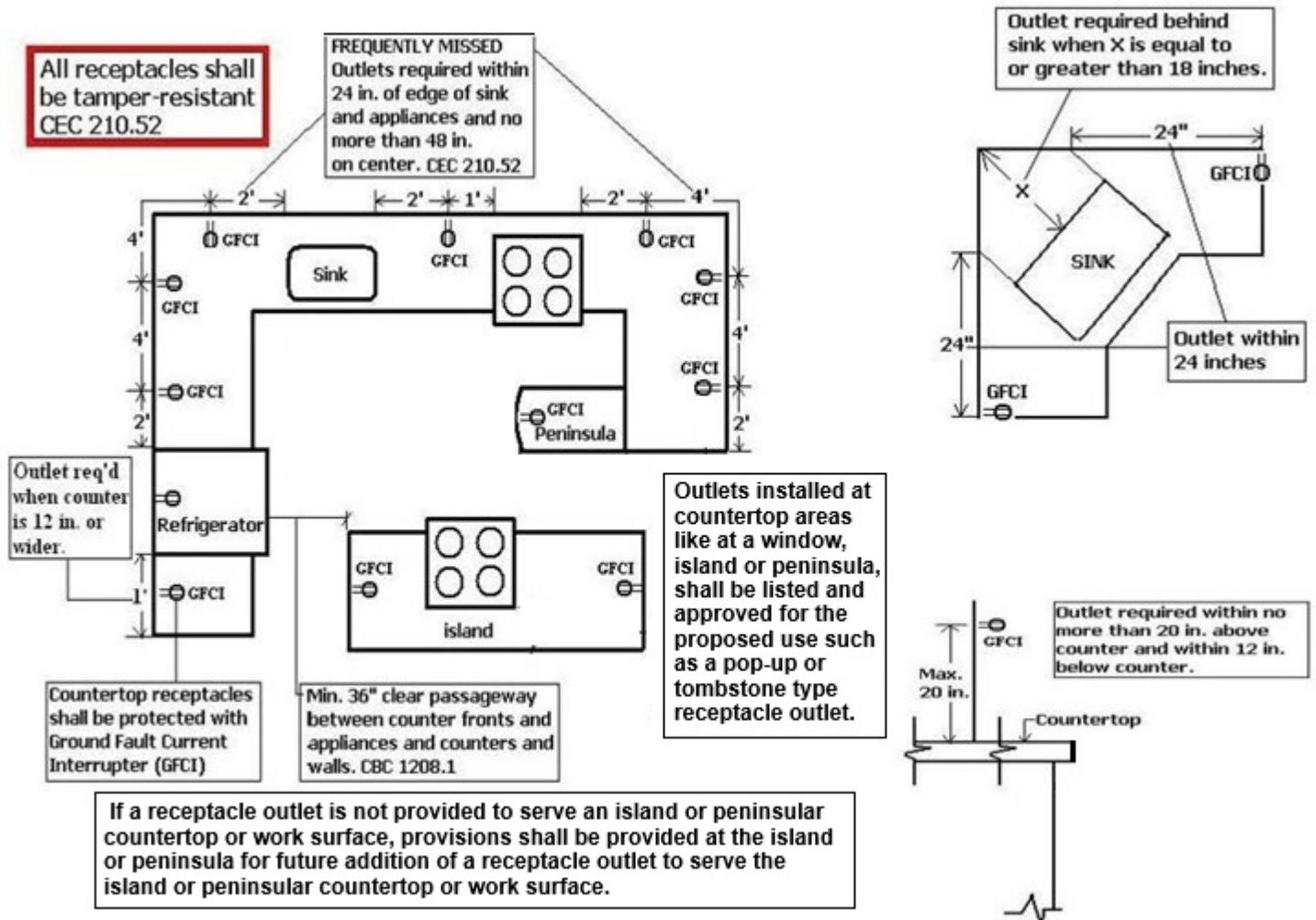


Figure 1

MECHANICAL

- A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Flex duct not an approved duct material. Provide back draft damper (CMC 504.3).
- Minimum 30" vertical clearance to combustibles from cook top surface (CMC 919.4.2).
- Kitchen local exhaust ventilation requires a minimum rate of 100 Cfm meeting the requirements of ASHRA 62.2, And Energy code section 150.0(o)1Giii and table 150.0G. This includes a maximum sound rating of 3 Sones @ 100 Cfm. Recirculation types are not allowed by code.

TABLE 150.0-G

KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE

DWELLING UNIT FLOOR AREA (ft ²)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000—1500	50% CE or 110 cfm	80% CE or 250 cfm
750—1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

- Provide installation instructions for all listed equipment to field inspector at time of inspection. (CMC 303.1)
- Allow a minimum 3-ft for termination of all environmental air ducts to property lines or any openings into the building (dryers, bath and utility fans – these must be 3-ft away from doors windows, opening skylights, attic vents). (CMC 502.2.1)

PLUMBING

- A pressure test is required for all new, altered, repaired or extended fuel gas piping, 10 PSI for 15 minutes, and shall be performed with gauges of 0.10 psi (0.69 kPa) incrementation or less. (CPC 1213.3 and 318.2).
- Gas lines that run under a slab shall run through an approved gas-tight conduit vented to the exterior (CPC 1210.1.6).
- Provide an accessible approved manual shutoff valve with a non-displaceable valve member, installed within 6 feet of the equipment it serves and prior to any flex connector serving an appliance. A sediment trap shall also be provided downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. (CPC 1212.6 and CPC 1212.9).
- All new gas piping shall be sized to supply sufficient gas to the appliances. CPC 1215.
- Provide maximum 6ft long listed gas flexible connector and shut off to free standing range (CPC 1212.1).
- All domestic hot water pipes that are buried below grade must be insulated and installed in a non-crushable casing or sleeve that allows for installation, removal, and/or replacement of the enclosed pipe and insulation.
- A listed air gap is required for the dishwasher drain (CPC 807.3).
- The maximum flow rate for the sink faucets is 1.8 gallons per minute @ 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gallons per minute @ 60 psi and must default to a maximum flow rate of 1.8 gallons per minute @ 60 psi (CGC 4.303.1.4.4).
- Provide loop vent for kitchen island sink.

