



Permits

Alterations or additions to a kitchen require a building permit whenever any one of the following occurs:

- Alteration or addition to the electrical system (merely replacing or reinstalling existing electrical plugs does not require a permit).
- Alteration to the plumbing piping or replacement of a kitchen sink.
- Installation of new or the replacement of existing major electrical appliances (stove, cook top, oven, built-in microwave oven, dishwasher, or trash compactor. (The installation of free standing ranges does not need a permit.)
- Alteration of existing walls or installation of new walls.

Plans

Plans are not required for kitchen remodels provided the work does not include alteration to existing walls or the addition of new walls. If plans are required generally only a simple floor plan is needed.

Code Requirements

The following items are the most common of the code requirements which apply to kitchen remodels. These items are generally checked by the inspector during on-site inspections.

- Ground fault interrupter (GFI or GFCI) protected electrical outlets shall be installed along countertops as listed below. These outlets shall be divided (equally if possible) and connected to two different 20 amp electrical circuits.
 - A receptacle outlet shall be installed at each wall counter 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.
 - At least one receptacle outlet shall be installed at each island or peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. A peninsular countertop is measured from the connecting edge.
 - Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces.
 - Except at island and peninsular countertops, receptacle outlets shall be located above, but not more than 18 inches above the countertop. Receptacle outlets shall not be installed in the face-up position in work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.
 - Island and peninsular countertops which do not have adequate vertical surfaces above the countertop to install outlets may have the outlets mounted not more than 12 inches below the countertop, provided the countertop does not extend more than six inches beyond the outlet.
- Each built-in microwave oven, trash compactor, disposal, and dishwasher shall each be supplied by a separate 15 or 20 amp electrical circuit. The fixed in place appliance(s) shall not exceed 50%

of the total ampere rating when lighting units and/or non-fixed in place appliances are also on the circuit.

- Countertop or sink mounted vacuum breakers shall be installed on the drain lines to all dishwashers.

Inspections

The number of inspections conducted for kitchen remodels varies depending upon the amount of work involved in the remodel. When applicable, the following inspections will be made in the order indicated:

- **Rough inspection:** This inspection is needed whenever new walls are built or electrical or plumbing alterations are made. Inspection occurs after all electrical wiring and outlet boxes have been installed, all plumbing piping is installed in walls or under floor, and all framing is complete but before any drywall or cabinets are installed.
- **Nailing inspection:** This inspection is needed whenever a new shear wall is added, an existing shear wall is modified, or more than 100 square feet of drywall is installed. Inspection occurs after rough inspection has been signed off by the Building Inspector and the sheathing material (plywood, drywall, etc.) has been installed and nailed. For drywall nailing, the inspection occurs before any finish surface is applied such as taping of joints, texturing, or painting.
- **Final inspection:** This is the last inspection after all previous inspections have been signed off and all work is complete.

Permit and plan review fees:

Please refer to the Building Inspection Fee Schedule or contact our office directly at (510) 578-4261 to determine the appropriate fees for the scope of work.