



**COUNTY OF SAN BENITO
RESOURCE MANAGEMENT AGENCY
PLANNING AND BUILDING INSPECTION SERVICES**

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RESIDENTIAL KITCHEN REMODEL REQUIREMENTS

GENERAL REQUIREMENTS:

All work exceeding \$1,000 requires the installation of listed/approved *smoke alarms* and *carbon monoxide alarms*.

Smoke Alarms: Must be installed:

- a) In each room used for sleeping purposes.
- b) In each hallway outside of the sleeping room(s).
- c) On each level of the dwelling, including basements.

Carbon Monoxide Alarms must be installed in dwellings which contain a fuel fire appliance:

- a) Outside of each sleeping room in the immediate vicinity of the bedroom(s).
- b) On each level of the dwelling, including basements.
- c) Where a fuel burning appliance is at or near a bedroom, a CO alarm will be installed in the bedroom.

SUBMIT:

- One (1) properly completed building permit application.
- One (1) properly completed Construction & Demolition Recycling Plan
- Three (3) sets of legible building plans (1/4"-1' scale, 18"X24 size or 11" X 17").
- Two (2) copies of each of the following documents (if applicable):
 - Structural Calculations
 - Title 24 Energy Compliance Report

PLANS SHALL CONSIST OF:

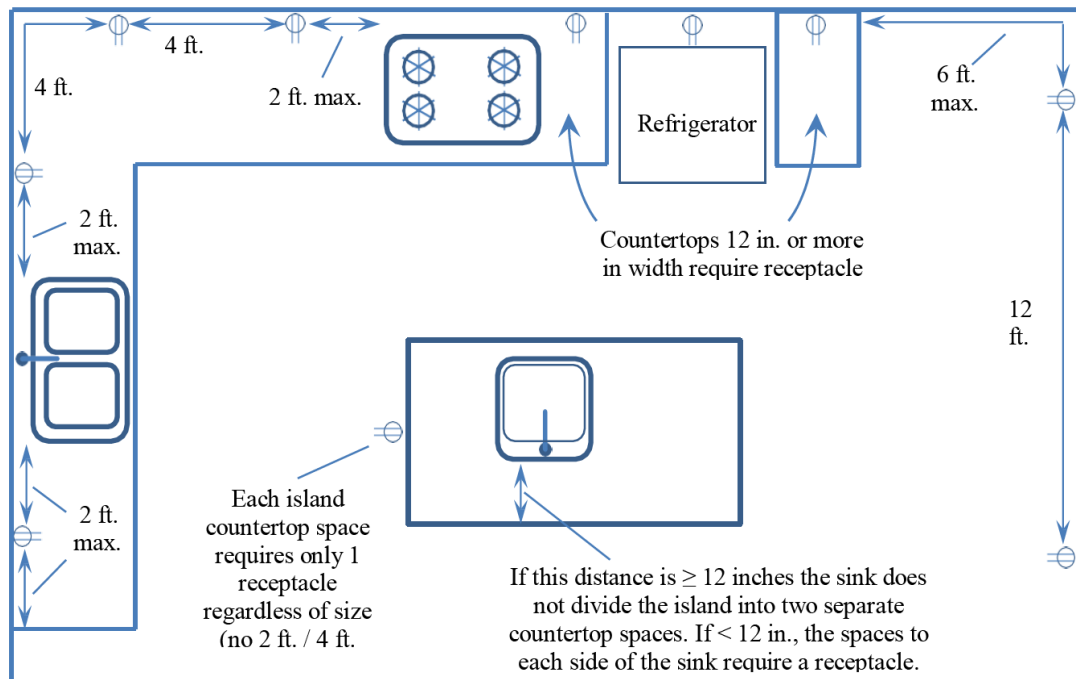
- Cover Sheet Showing:**
 - Project address.
 - Square footage of the remodeled area.
 - Note on plan: Project to comply with the 2016 CBC, 2016 CEC, 2016 CMC, 2016 CPC, 2016 CA Energy Code, 2016 CA Green Building Standards Code, and San Benito County Code.
 - Location map.
 - Project Scope
- Floor Plan:**
 - Show the area of alteration to include both existing **and** proposed floor plan.
 - Proposed electrical work.
 - Location of existing and new walls and windows
 - A self-closing, tight fitting, solid-wood door 1-3/8" thick, or 20-minute fire-rated door, is required between a kitchen and the garage.
 - Locations of smoke and carbon monoxide alarms.
 - Proposed mechanical work.
 - Proposed plumbing work.
 - Location and use of all adjacent rooms.

GENERAL CODE REQUIREMENTS:

□ **Electrical:**

- A minimum of two 20-AMP small appliance branch circuits are required to serve countertop and wall receptacles in the kitchen, pantry and dining room; and may not be used for exhaust hoods or fans, disposals or dishwashers.
- All lighting shall be high efficiency; and under-cabinet lighting shall be switched separately.
- Countertops 48 inches long may be serviced by one receptacle-provided no point along the wall is more than 24 inches from a receptacle. *Peninsular-type countertop*, measure it from the edge of the section connecting countertop, not the wall. An *island-type countertop* at least 12" in size is also required to have its own receptacle (See Example).
- Dedicated circuits are required for garbage disposers, microwaves, compactors and dishwashers.
- AFCI protection is required for all 15 – 20-AMP kitchen circuits.
- Countertop receptacles must be GFCI protected **AND** Tamper-Resistant.
- If countertop is longer than 12 inches, it must have its own receptacle

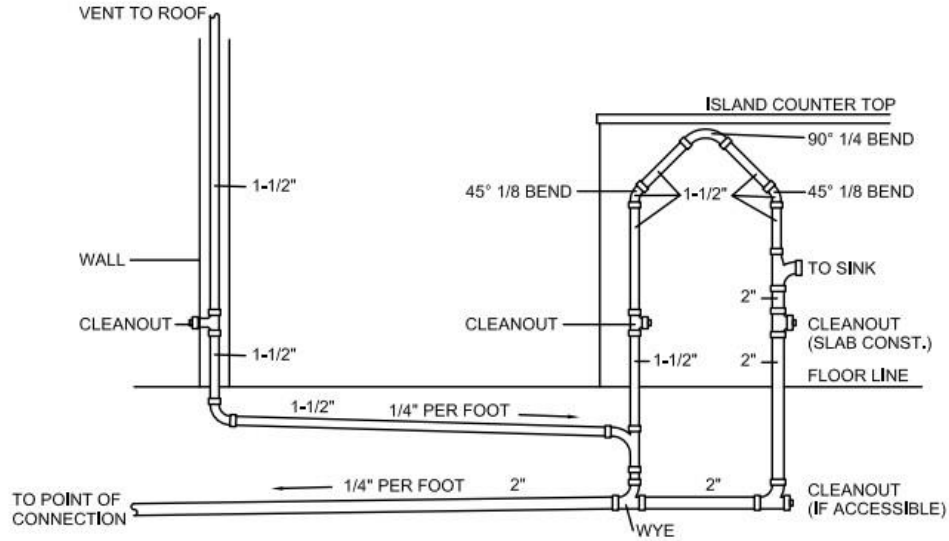
EXAMPLE RECEPTACLE SPACING



□ **Plumbing:**

- Dishwashers shall be connected with an approved drainage air gap devices located above the flood level rim of the sink
- New gas piping shall be sized to supply sufficient gas to appliances; and shall be tested with a pressure of 10 psi for a minimum 15 minutes.
- See Kitchen Island Vent Example.
- Newly installed sinks shall not exceed 1.8 GPM.
- All piping 3/4 inch or more in diameter and all hot water pipes from the heating source to the kitchen fixtures must be insulated with min. 1-inch thick insulation. Existing inaccessible piping does not require insulation.

EXAMPLE KITCHEN ISLAND VENT



□ Mechanical:

- Minimum vertical clearance of 30 inches is required above cook top to combustible materials (e.g. cabinets). Clearance may be reduced to 24 inches when protected exhaust hood.
- Kitchen hood ventilation airflow rate of 100 cfm minimum is required.
- Termination of environmental air ducts shall be 3 ft. minimum from property lines or other openings into the building.

PLEASE NOTE, THIS INFORMATION IS INTENDED TO BE A GUIDE FOR SUBMITTAL REQUIREMENTS AND MAY NOT INCLUDE ADDITIONAL INFORMATION NEEDED FOR SPECIFIC PROJECTS.