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DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION
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RESIDENTIAL KITCHEN RENOVATIONS

INTRODUCTION

Kitchen additions, alterations or renovations require a Building Permit. At a minimum, a legible floor plan drawing is required for permitting. The following information can be used as a guideline for the minimum requirements for a kitchen renovation projects. Additions, alterations or renovations require compliance with the:

2019 California Residential Code (CRC);
2019 California Plumbing Code (CPC);
2019 California Mechanical Code (CMC);
2019 California Electric Code (CEC);
2019 California Energy Code;
2019 California Green Building Standards (CGBS); and
The City of Redlands Local Ordinances.

A kitchen renovation includes, but is not limited to, the removal and/or relocation of base cabinets, counter tops, sinks, dishwasher, installed appliances, changes to the lighting, removal & replacement of any wall board, modifications to the structural elements of the dwelling and changes to the electrical, mechanical and plumbing systems. Removal and replacement of the base cabinets and counter top will require compliance with the electrical outlet location requirements of the code.

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

ELECTRICAL

- All kitchen countertop outlets shall be GFCI protected. CEC 210.8(A)(6)
- Receptacles shall be listed as tamper-resistant. CEC 406.12(A)
- 12" or wider countertops require an outlet. CEC 210.52(C)(1)
- Outlets are required within 24" of any location along the countertop. CEC 210.52(C)(1)
- Kitchen outlets shall be located on or above, but not more than 20" above the countertop. CEC 210.52(C)(5)
- Countertops that are separated by rangetops, refrigerators, or sinks are considered separate countertops and are required to comply individually. CEC 210.52(C)(4)
- At least one receptacle shall be installed at each island countertop space with the dimensions of 24"x12" or greater. CEC 210.52(C)(2)
- At least once receptacle outlet shall be installed at each peninsular countertop spaces with the dimensions of 24"x12" or greater CEC 210.52(C)(3)
- Two small appliance outlet circuits, 20 amps each are required for kitchen, pantry, breakfast room, dining room, or similar area of a dwelling. Circuits shall be balanced and have no other outlets. CEC 210.52(B)(1), (2)
- Individual dedicated circuits are required for all major appliances. 210.11 & 422.10(A)
- Garbage disposal cord shall be 18" to 36" long and shall be terminated with a grounding-type attachment plug. CEC 422.16(B)(1)
- Dishwasher cord shall be 36" to 78" long and shall be terminated with a grounding-type attachment plug. CEC 422.16(B)(2)

- Cord-and-plug-connected equipment shall not exceed 80% of the circuit amp rating (e.g. 12 amp maximum rated equipment on a 15 amp circuit). CEC 210.23(B)(2)
- If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 panel circuit breakers. CEC 210.7
- Residential Kitchen Lighting that is added or altered in any way is required to be high efficacy in accordance with Table 150.0-A. California Energy Code 150.0(k)1.A
- Undercabinet lighting shall be switched separately from other lighting systems. California Energy Code 150.0(k)2.K
- Recessed lighting shall meet all requirements of California Energy Code section 150.0(k)1.C, to include the following:
 - Listed as IC (Insulation contact)
 - Labeled as AT (air tight) with leakage less than 2.0 CFM at 75 Pascals
 - Be sealed with a gasket or caulk between luminaire housing and ceiling
 - Allow for maintenance and replacement to the ballast or driver to be readily accessible to the building occupants from below the ceiling
 - Shall not contain screw base sockets
- For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall match the fire rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units.
- Kitchen renovations will require the smoke and carbon monoxide alarms for the dwelling to meet the current code. CRC sections R314 and R315
 - 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, and shall not be within 3 feet horizontally from the door or opening of a bathroom with a bathtub or shower.
 - Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have an attached garage with an opening that communicates with the dwelling unit. Either condition requires the alarms in the following locations:
 - Outside each sleeping area, on every occupiable level including basements, and within the bedroom if a fuel-burning appliance is installed in the bedroom or attached bathroom.
 - When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
 - 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 and there is no access by means of an attic, basement or crawlspace.
 - Combination alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R315 and be listed by the Office of the State Fire Marshal.

MECHANICAL

- A ducted residential exhaust hood is required and shall be constructed of metal with a smooth interior surface. Provide back draft protection. CMC 504.1.1, 504.3
- Minimum 30" vertical clearance above cooktop surface to combustibles or metal cabinets. CMC 922.3
- Kitchen local exhaust ventilation requires a minimum rate of 100^{cfm} with a maximum sound rating of 3 sones for operator controlled fans or 1 sone for fans that operate continuously. ASHRA 62.2, CMC Table 403.7

PLUMBING

- A gas test is required on all piping modifications of at least 10 PSI for 15 minutes. A maximum 15 PSI gauge is required for the gas test. CPC 1213.3
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. CPC 1210.1.6
- An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance. CPC 1212.6
- Appliance gas flexible connectors shall be list and of minimum length but not to exceed 6 feet. CPC 1212.3
- An approved air gap fitting on the discharge side of the dishwasher is required. CPC 807.3
- Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 PSI. California Green Building Code 4.303.1.4.4