

# CITY OF LOS ALTOS

## *Community Development*

### *Building Division*

Telephone No. (650) 947-2752 / Inspection Line (650) 947-2754



## Subject: Kitchen Remodel/Upgrades

Three (3) sets of plans shall be submitted for review and approval for code compliance by the City Building Inspector. One set is retained for city records, one set is sent to Santa Clara County Assessor, and one set is returned to the applicant to be used for construction and shall be made available at each and every inspection request.

- 1.) Plans do not have to be prepared by a registered design professional, but shall be drawn to a professional type quality showing floor plan, fixtures, wall legend, and a note that all work shall meet current applicable codes.  
**Note:** During plan check the plans examiner may determine that structural changes require calculations from a licensed architect or engineer.
- 2.) Floor plan wall legend shall show existing, proposed, and removed walls. If wall changes are extensive provide separate plan sheets for demolition and proposed.
- 3.) Kitchen remodel/upgrades require that all electrical wiring circuits, lighting efficiency, gas pipe demand, and plumbing installations meet current California Code requirements.

### **List the following requirements on plans:**

#### Electrical Requirements:

- a.) Dedicated circuits from main or sub panel to appliances (dish, disposal, microwave, etc.). Main or sub panel upgrades shall be listed on permit.
- b.) (2) 20 amp small appliance branch circuits at counter tops greater than 12" in width and so that no point along the wall line is greater than 24"

to any outlet. Peninsular counter spaces and islands require at least one outlet. All kitchen counter top outlets shall be GFCI protected.

- c.) California Energy Code (T-24, Part 6) dictates all lighting for homes and businesses. Provide note that 50% or greater wattage of kitchen lighting shall be high efficacy (fluorescent or LED) and separately switched from incandescent. Pantries over 70 sq. ft. shall also meet this requirement. Recessed can lights shall be I.C./A.T. (insulation cover, air tight). Complete WS-5R lighting worksheet to ensure compliance.

#### Plumbing Requirements:

- a.) New gas piping shall be sized per California Plumbing Code T-12-8. Provide line diagram showing the distance of each section from meter to appliance and appliance Btu rating per manufacturer. Gas piping requires a 10psi test for 15 minutes. CSST may be installed by a certified installer and with City of Los Altos verification. Sizing based on C.P.C. T-12-19.
- b.) Dishwashers are required to be protected from cross contamination thru an approved air gap 1" above sink flood rim, regardless of manufacturer's suggested installation.
- c.) Island plumbing shall be in accordance with C.P.C.

#### Mechanical Requirements:

- a.) Downdraft range exhaust duct shall be smooth wall and terminate at the exterior of the building. Ducts shall be sealed with UL181A tape.
  - b.) Range hoods shall be sized per the manufacturer's specifications for the appliance served and cabinets shall meet all clearances horizontally and vertically as per listing.
- 4.) Demolition of existing is permitted **after** plans have been reviewed, approved, and permit fees have been paid. Permit fees are based on the valuation of work being done as indicated on the application. Permit application, fee schedules, allowed construction hours, and permitted dumpster debris box information are available through the Building Division at City Hall.
  - 5.) Inspections can typically be arranged within one or two days advanced notice and are required before concealment of any framing, electrical, plumbing, or duct work. The combination of all the above mentioned trades shall be done at the same time. Additional inspections are required for exterior waterproofing/lath, sheetrock, and a final gas test after concealment, but prior to appliance connection. Requests for an inspection prior to work being ready may result in a re-inspection fee due prior to the next inspection request and may delay the inspection scheduling process. Final inspection is required by the City of Los Altos and per the California Building Code.

California Building code prohibits any work intended to enlarge, alter, repair, move, demolish, or convert a building/structure or to erect, install, alter, repair, remove, or replace any electrical, gas, mechanical, or plumbing system without first applying to the building official and obtaining related permits.

**Does replacement of only counter tops and/or cabinets require a permit ?**

**Yes.** The minimum fee shall be charged for an electrical and plumbing permit and a final inspection will be required to insure proper installation of plumbing fixtures and to verify no electrical hazards have been created during the reinstallation of appliances. No plans are required, however the scope of work shall be limited to the description on the signed application and as listed on the permit. Work beyond this scope may require amendments be made to the permit, plan requirements, fees, and will require the owner/contractor to bring all aspects of work affected up to current code requirements.

**Additions or changes of non-habitable space applicants shall consult with Planning Division for zoning approval and to obtain a "Submittal Requirement" packet.**