



City of Los Altos

Kitchen Remodel/Upgrades

Telephone: (650) 947-2752

Permitting and Submittal Hours (M-W-TH) 7:30am – 11:30am & 1:00pm – 4:00p.m
(T) 8:30am – 11:30am & 1:00pm– 4:00pm & (F) 8:00am-11:30am & 1:00pm – 3:00pm
CLOSED EVERY OTHER FRIDAY

Three (3) sets of plans shall be submitted for review and approval for code compliance by the City of Los Altos. 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 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. Project information including project address, owner's name, address and phone number and scope of work must also be included on plans. **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 THE 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 countertops 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 countertop outlets shall be GFCI protected.
- c.) California Energy Code (T-24, Part 6) dictates all lighting for homes and businesses. Switches shall permit luminaires to be manually turned on and off. Under cabinet lighting must be switched separately from other lighting. Recessed down lighting in ceilings shall have pin-based luminaires and be I.C.A.T. rated. All other lighting shall be high efficacy and JA8 certified. Pantries over 70% shall have high efficacy lighting and either dimmer or vacancy lighting controls.
- d.) Countertop receptacles shall be located no more than 20 inches above the countertop.
- e.) Islands/peninsulas shall have at least one receptacle mounted not more than 12" below the countertop and where the countertop does not extend more than 6" beyond its base.
- f.) All outlets and devices (i.e. receptacles, lighting, hoods, etc.) in the kitchen shall be AFCI protected and tamper-resistant (TR).

Plumbing Requirements:

- a.) New gas piping shall be sized per California Plumbing Code T1215.2(1). 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 shall be sized per T1215.2(14). 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 Requirement:

- a.) Downdraft range exhaust duct shall be smooth wall and terminate at the exterior of the building. Ducts shall be sealed with UL181A tape. Exhaust ducts shall be equipped with backdraft damper.
 - 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.
 - c.) Range hoods must have minimum air flow of 100 CFM 150.0(0)2B, ASHRAE 62.2 Table 5.1.
- 4.) Demolition of area may begin **after** plans have been reviewed, approved, and permit fees have been paid. Permit fees are based on the total valuation of work being done as indicated on the application. Permit application, fee schedules, allowed construction hours, and permitted dumpster debris box information is available through our website, www.losaltosca.gov or at 650-947-2752.
 - 5.) Inspections can typically be scheduled 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. A final inspection is required by the City of Los Altos and per the California Building Code.
 - 6.) All inspections must be scheduled through our eTRAKiT website. You can find the information and instructions attached to your permit or at:

www.losaltosca.gov/communitydevelopment/page/building-services

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 and obtaining related permits.