



Residential Kitchen Remodel

Building Permit Application Requirements

- A completed Building Permit Application
- A floor plan showing the existing and proposed walls indicating if any existing load bearing walls will be removed (additional plans will be required if bearing wall will be removed or relocated) and the use of all adjoining rooms/areas. Also include the size and location of existing windows and note if they will be replaced.

Submit application and plans in PDF format to bldpermit@losaltosca.gov

*Non-structural kitchen renovations can generally be reviewed and permitted within 72 hours; however, projects which propose the removal or relocation of load bearing or non-load bearing walls or structural changes may be subject to standard plan review. Changes to the exterior will also be subject to additional requirements and approval by the Planning Department. If a permit is required, it shall be obtained prior to the start of the remodel.

The Following is a listing of the general requirements based on the 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Green Building Standards (CalGreen), and 2022 California Energy Efficiency Standards. Contact the Building Safety Division for any questions or additional information, including requirements for new/altered plumbing or mechanical (exhaust hood).

Electrical Requirements

Receptacles shall meet all the following requirements: (CEC 210.8, 210.12, 210.23, 210.52, 406.12, 422.16)

- GFCI protection shall be provided for all countertop receptacles, receptacles within 6 feet of a sink (including below counter and behind an appliance), and for receptacles supplying dishwashers. The reset button for GFCI receptacles shall be installed in an accessible location (i.e. not behind an appliance).
- All outlets and devices (i.e. receptacles, lighting, hoods, etc.) in the kitchen shall be AFCI protected and tamper-resistant (TR).
- Receptacles shall be provided at all counter-top areas with a minimum dimension of 12 inches.
- Countertop receptacles shall be located so that no point along the wall is more than 24 inches from a receptacle.
- Countertop receptacles shall be located no more than 20 inches above the countertop.
- Islands/peninsulas shall have at least one receptacle mounted not more than 12 inches below the countertop and where the countertop does not extend more than 6 inches beyond its base.
- Electric stoves and ovens shall be supplied with a 40- or 50- amp branch circuit.
- Range hoods shall be permitted to be cord-and-plug-connected with a flexible cord identified as suitable for use on range hoods in the installation instructions of the appliance manufacturer, where all the following conditions are met:
 - The flexible cord is terminated with a grounding-type attachment plug.

- The length of the cord is 18 inches to 4 feet.
- Receptacles are located to protect against physical damage to the flexible cord.
- The receptacle is accessible.
- The receptacle is supplied by an individual branch circuit.
- Kitchen receptacles shall be supplied by circuits meeting all of the following requirements: (CEC 210.11, 210.52, 422.16)
- Countertop receptacles shall be supplied by a minimum of two 20-amp branch circuits.
- A dedicated circuit is required for cord and plug connected range exhaust hoods. Separate circuits may be required for the garbage disposal, dishwasher, and built-in microwave based on the manufacturer's requirements and the motor rating.
- Any new receptacles added in the dining area, breakfast room, pantry, or similar area shall be supplied by a 20-amp circuit, the countertop circuits may be used to supply these areas.
- The existing electrical panel may need to be upgraded, or a sub-panel added, if the requirements above cannot be accommodated.

Cabinet Requirements

- If installing a cabinet next to an existing fire rated wall/walls (i.e. between apartment units or townhomes, etc.) the integrity of the fire rated wall/walls construction shall be maintained (i.e., fire-blocking shall be installed in the wall/walls per R302.11 and R302.11.1 of the CRC and shall be constructed per CRC 302 Fire-Resistant Construction. Continuity of such fire-resistance-rated wall/walls shall be per R302.2.3 of the CRC. (i.e., continuity of protection shall be full height from floor to ceiling, etc.)

Lighting Efficiency (CEES 150.0(k))

- All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
- Under cabinet lighting shall be on a separate switch from any other lighting.
- All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket

Smoke and Carbon Monoxide Alarms

Kitchen renovations will require the smoke and carbon monoxide detectors in conformance with the CRC Section R314 & R315. Smoke detectors are required in each sleeping room, outside of each sleeping area in the immediate vicinity of the bedroom. Smoke detectors shall be installed a maximum of 12 inches vertically down from the highest point of the ceiling and a minimum of 3 feet horizontally from a supply register or the tip of a ceiling fan blade. Carbon Monoxide detectors are required on each level outside of the sleeping rooms. All smoke/carbon alarms shall have battery back up and shall be interconnected with premise wiring with the only disconnect being the over current device at the electric panel.