



RESIDENTIAL KITCHEN REMODEL GUIDE

Permit Information

A permit is required for kitchen remodels which include the removal and/or relocation of kitchen cabinets, countertops, sink, garbage disposal, dishwasher, new/altered kitchen islands, changes to lighting, replacement of drywall, modifications to the structural elements of the dwelling and changes to the electrical, mechanical, and plumbing systems. A permit is not required for kitchen re-facing of existing cabinets or countertop replacement, and replacement of existing receptacles, switch devices or cord connected appliances in the same location. All requirements shall conform to the adopted codes. This guide is intended to provide general information, contact the Community Development Department for any questions or additional information.

Getting Started

- Kitchen remodels require compliance with the following codes: 2022 California Residential Code (CRC), California Electrical Code (CEC), California Plumbing Code (CPC), California Energy Code (CEnc), California Green Code (CalGreen), and California Mechanical Code (CMC).
- A building permit may only be issued to a State of California Contractor or the Homeowner. If the homeowner hires workers, state law requires the homeowner to obtain worker's compensation insurance.
- When a permit is required for an alteration, repair or addition exceeding one thousand dollars (\$1,000) to an existing dwelling unit that has an attached garage or fuel-burning appliance, the dwelling unit shall be provided with smoke and carbon monoxide alarms in accordance with the California Residential Code. (R314 & R315)
- Per California Civil Code Article 1101.4 and CALGreen Section 301.1, homes built on or before January 1, 2017, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded. Water closets with a flow rate in excess of 1.6 gpf will need to be replaced with water closets with a maximum flow rate of 1.28 gpf. Shower heads with a flow rate greater than 2.5 gpm will need to be replaced with a maximum 1.8 gpm shower head. Lavatory and kitchen faucets with a flow rate greater than 2.2 gpm will need to be replaced with a faucet with maximum flow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets). Please note this requirement on the plans.
- Construction waste management. All additions/alterations to residential buildings or projects that are subject to CALGreen shall comply with the Construction and Demolition (C&D) requirements for the City of Marina. Please contact the Building Division for our C&D Recycling Guide.
- Where a door leads from the kitchen to the garage, a 1-3/8" solid core, self-closing, and self-latching door or 20-minute fire rated door shall be installed.

Minimum Requirements for Kitchen Electrical, Mechanical, & Plumbing Systems

Electrical Requirements

All installed luminaires shall be high efficacy; either listed by source type or by being JA8 certified and labeled. [CEnC 150.0(k)1A]

- For lighting internal to drawers and cabinetry with opaque fronts or doors, controls that turn the light off when the drawer or door is closed shall be provided. [CEnC 150(k)2A(E)]

Recessed light fixtures in insulated ceilings shall be an approved, listed, zero-clearance insulation cover (IC) type, Certified Airtight (ASTM E283) and sealed with a gasket or caulked between housing and ceiling, and shall be certified to comply with Section 110.9 and allow ballast maintenance and replacement to be readily accessible to building occupants from below. [CEnC 150.0(k)1C]

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. Circuits shall be balanced and have no other outlets. [CEC 210.11 (C)(1) & CEC 210.52 (B)(1)(2)]

All receptacle outlets serving countertops in kitchens of dwelling units shall be GFCI protected. [CEC 210.8(A)(6)]

All 125 and 250 volt, 15 and 20 ampere nonlocking-type receptacles shall be listed tamper resistant receptacles. [CEC 406.12]

AFCI (arc-fault circuit-interrupter) protection is required for all 120V 15- & 20-amp kitchen circuits. [CEC 210.12(A)]

A receptacle outlet shall be installed at each wall counter space that is 12 inches or wider. Receptacle outlets shall be installed so that no point along the wall is more than 24 inches, measured horizontally from another receptacle outlet in the space. [CEC 210.52(C)(1)]

At least one receptacle outlet shall be installed at each island counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. [CEC 210.52(C)(2)]

At least one receptacle outlet shall be installed at each peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. A peninsular countertop is measured from the connecting edge. [CEC 210.52(C)(3)]

Counter spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter spaces in applying the requirements of CEC 210.52 (C)(1) (2)(3) and [CEC 210.52(C)(4)].

Receptacle outlets shall be located not more than 20 inches above the countertop. Receptacle outlets shall not be installed in a face up position in the work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in 210.52(C)(1), Exception, or appliances occupying dedicated space shall not be considered as these required outlets. [CEC 210.52 (C)(5)]

Individual dedicated circuits are required for small-appliances. [CEC 210.11(C)(1) & 422.10(A)]

Garbage disposal cords and plugs may be connected with a flexible cord 18" to 36" (max) long. [CEC 422.16 (B)(1)]

Built-in dishwashers may have a flexible cord length of 36" to 78" long. [CEC 422.16(B)(2)]

- ☐ Provide separate and dedicated circuits for dishwasher, garbage disposal, built-in microwave, and trash compactors. [CEC 210.11(A)]
- ☐ Minimum 15-amp circuit for the dishwasher and a 15-amp circuit for the disposal. [CEC 210.23(A)]
- ☐ If using a split outlet for the dishwasher and disposal, a listed handle tie at the two circuit breakers will be required. [CEC 210.7]

Mechanical Requirements

Ducts used for kitchen range ventilation shall be of metal and have a smooth interior surface. Aluminum flex duct is prohibited. A back-draft damper shall be provided. [CMC 504.3, 504.1.1]

Upper cabinets shall be a minimum of 30" above cooking top. Cabinets and kitchen range hood shall be installed with the minimum clearances as required by the range/cooktop manufacture's installation instructions. [CMC 920.4.2(1)(2)(3)]

Kitchen local exhaust ventilation requires a minimum rate of 100cfm 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]

Environmental air duct exhaust shall terminate at least 3 ft. from openings into the building. [CMC 502.2.1]

Plumbing Requirements

Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 PSI. [CPC 420.2.2]

New Gas appliances at kitchen should be specified. Provide a single line diagram of gas piping, showing pipe sizes, lengths, and BTU demand ratings for all gas appliances. [CPC 1215.0]

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]

The shutoff valve shall be located within 6 feet of the appliance it serves. Where a connector is used, the valve shall be installed upstream of the connector. [NFPA 54:9.6.5.1] [CPC 1212.3]

An approved air gap fitting on the discharge side of the dishwasher is required. [CPC 807.3]