



City Of Rancho Palos Verdes RESIDENTIAL KITCHEN REMODEL REQUIREMENTS

A permit is required for kitchen remodels that include removal and replacement and/or relocation of kitchen cabinets, countertops with built-in-fixtures, sink, dishwasher, new/altered island, exhaust hood or replacement/alteration to the electrical, plumbing, or mechanical equipment/fixtures within the area. A permit is not required for kitchen countertop replacement (i.e., A kitchen island with no built-in sink or stovetop) or re-facing of the existing cabinets (i.e., Changing out cabinet doors, handles, painting of cabinets. If a permit is required, it must be obtained prior to the start of the remodel.

This handout is for information and reference only and is not a substitute for plans prepared for each project.

The following is a partial list of the general requirements based on the 2019 California Electrical Code (CEC), 2019 California Residential Code (CRC), 2019 California Mechanical Code (CMC), and 2019 California Plumbing Code (CPC), 2019 California Energy Code (CEnc), 2019 California Green Building Standards Code (CalGreen) and the California Civil Code. Contact the Building & Safety Division for any questions or additional information.

Plumbing

- Every gas appliance is required to have an accessible shutoff valve in the same room within 6' of the appliance.
- Adding or moving a gas line will require a pressure test with an approved gauge.
- The connection between a dishwasher and garbage disposal or drain must have an air gap fitting installed above the flood rim of the sink.

Mechanical

- A minimum vertical clearance of 30" is required above a cook top to combustible materials.
- The minimum clearance may be reduced to 24" when protected by exhaust hood.
- The exhaust duct must terminate 3' from any building opening or property line.
- Exhaust duct must be metal and have smooth interior surfaces. (No flexible duct allowed.)

Electrical

Countertop receptacles shall meet all the following requirements: [CEC 210.8, 210.52, 406.12]

- All receptacles shall be GFCI protected and tamper-resistant (TR).
- Wall receptacle shall be provided at all wall countertop spaces with a minimum dimension of 12" wide to be located so that no point along the wall line is more than 24" measured horizontally from the receptacle on the counter space.
- Islands/peninsulas (min long dimension of 24" & short dimensions of 12") 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 support base.

All receptacles at the following location shall be GFCI protected and tamper-resistant (TR)

- Within 6-ft of the outside edge of sink.
- Kitchen islands and countertops.
- The GFCI shall be installed in a readily accessible location.

Kitchen receptacles shall be supplied by circuits meeting all the following requirements: CEC 210.11(c), 210.52, 422.16

- Minimum of two 20-Amp small appliance branch circuits shall be provided to serve all wall & floor receptacles, and counter-top receptacles. [210.11(C)(1)]
- Microwaves shall be on an individual branch circuit rated at 15 amps or greater. [210.52(B)(1)]
- The existing electrical panel may need to be upgraded or a sub panel added, if the requirements above cannot be accommodated

Building

- If there is a door in the kitchen going to the garage it must be self-closing, solid core 1 3/8" or 20-minute fire rated and must seal on all four edges.
- Smoke detectors will be required in all bedrooms, adjoining halls and at each floor per the building code. Carbon monoxide alarms required in hallway or immediate area leading to bedrooms and at each floor.
- All construction must meet 2019 CRC, CMC, CEC and CPC codes

Inspections

A Minimum of two inspections are required for kitchen remodels. A rough electrical inspection should be scheduled after the electrical boxes are installed and prior to any devices being connected. Any other structural, mechanical, or plumbing alterations should also be scheduled for a rough inspection. The final inspection should be scheduled once all the work has been completed.

KITCHEN REMODEL EXAMPLE

