



CITY OF COLTON
DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION
659 NORTH LA CADENA DRIVE
COLTON, CALIFORNIA 92324
(909) 370-5079
7:30 a.m. to 5:00 p.m. Monday – Thursday

RESIDENTIAL KITCHEN RENOVATIONS

INTRODUCTION

Kitchen additions, alterations or renovations require a Building Permit. At a minimum, a legible floor plan drawing is required for permitting. The following information can be used as a guideline for the minimum requirements for a kitchen renovation projects. Additions, alterations or renovations require compliance with the:

2016 California Residential Code (CRC);
2016 California Plumbing Code (CPC);
2016 California Mechanical Code (CMC);
2016 California Electric Code (CEC);
2016 California Energy Efficiency Standards (CEES);
2016 California Green Building Standards (CGBS); and
The City of Colton Local Ordinances.

A kitchen renovation includes, but is not limited to, the removal and/or relocation of base cabinets, counter tops, sinks, dishwasher, installed appliances, changes to the lighting, removal & replacement of any wall board, modifications to the structural elements of the dwelling and changes to the electrical, mechanical and plumbing systems. Removal and replacement of the base cabinets and counter top will require compliance with the electrical outlet location requirements of the code.

The following details the minimum requirements for the kitchen electrical, mechanical and plumbing systems:

ELECTRICAL

- All kitchen countertop outlets shall be GFCI protected. CEC 210.8(A)(6)
- Receptacles shall be listed as tamper-resistant.
- 12" or wider countertops require an outlet. CEC 210.52(C)(1)
- Outlets are required within 24" of any location along the countertop. CEC210.52(C)(1)
- Kitchen outlets positioned a maximum 20" above counter top. 210.52(C)(5)
- Appliances and sinks break up the countertop run, requiring each side to comply individually. CEC210.52(C)
- The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone type receptacle. 210.52(C)(2), (3), (4)
- 2 small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have no other outlets.210.52(B)(1), (2)
- Individual dedicated circuits are required for all major appliances.210.11(C)(1) & 422.10(A)
- Garbage disposal cord and plug connected 18" to 36" long. CEC 422.16(B)(1)

- Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal. CEC 210.23(A)
- If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 circuit breakers at the panel. CEC210.7(B)
- Residential Kitchen Lighting is required to meet the energy efficiency standards. Provide a lighting schedule to verify compliance. California Residential Compliance Manual (CRCM) 6.1.2(1)
- IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units. CRCM 6.1.2

Incandescent and fluorescent lighting must be on separate switches. CEES 150(K)7

- Kitchen renovations (projects over \$1,000) will require the smoke and carbon monoxide alarms for the dwelling to meet the current code. CRC sections R314 and R315
 - Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.
 - Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.
 - When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
 - In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
 - Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R315 and be listed by the Office of the State Fire Marshal.

MECHANICAL

- A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Aluminum flex duct not approved. Provide back draft damper. CMC504.2
- Minimum 30" vertical clearance to combustibles from cook top surface. CMC504.2
- Kitchen local exhaust ventilation requires a minimum rate of 100 ^{cfm} meeting the requirements of ASHRA 62.2. This includes a maximum sound rating of 3 sone @ 100 cubic feet per minute.

PLUMBING

- A gas test is required on piping modifications (10 PSI for 15 minutes). A maximum 15 PSI gauge is required for the gas test. A lower gas pressure test may be performed when using a recording test gauge. As provided for in CPC section 1214.3
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. CPC 1211.1.6
- 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. CPC1212.5
- Provide maximum 6' long listed gas flexible connector and shut off to free standing range. CPC1215.5
- A listed air gap is required for the dishwasher drain. CPC 807.4