	<b>CITY OF LAGUNA BEACH</b> <b>COMMUNITY DEVELOPMENT, BUILDING DIVISION</b> 505 Forest Avenue Laguna Beach, CA 92651 949-497-0715 <a href="http://www.lagunabeachcity.net">www.lagunabeachcity.net</a>	<b>2022 CALIFORNIA CODES</b> <small>CODE CYCLE</small>
		<b>01/01/2023</b> <small>EFFECTIVE DATE</small>
		<b>RESIDENTIAL KITCHEN REMODEL</b>

**INTRODUCTION**

Kitchen remodel require a building permit. At a minimum, a legible floor plan depicting the layout of the renovation is required for permitting.

The following information can be used as a general guideline for the minimum requirements for a kitchen renovation project and may be attached to your plan as general compliance notes.

The applicant is responsible for compliance with all code regulations/requirements. If the scope of work is altered after permit issuance, the applicant shall request the permit be updated.

If the scope of work involves reconfiguring the kitchen layout, modifications to the structural system or removal of wall to accommodate an enlarged wall opening, a complete review will be required.

Kitchen remodels trigger the upgrade to current code compliance consisting of the following:

***2022 California Residential Code (CRC);  
2022 California Electric Code (CEC);  
2022 California Mechanical Code (CMC);  
2022 California Plumbing Code (CPC);***

***2022 California Energy Code;  
2022 California Green Building Standards (CGBSC);  
and  
The City of Laguna Beach Local Ordinances.***

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

**ELECTRICAL**

- All kitchen countertop outlets shall be GFCI & Arc-Fault protected (CEC 210.8(A)(6) & 210.12(A)).
- All new receptacles shall be listed as tamper-resistant (CEC 406.4(D)(5)).
- 12” or wider countertops require an outlet (CEC 210.52(C)).
- Outlets are required within 24” of any location along the countertop (CEC 210.52(C)(1)).
- Kitchen outlets positioned a maximum 20” above countertop (CEC 210.52(C)(3)).
- Appliances and sinks break up the countertop run, requiring each side to comply individually (CEC 210.52(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 (CEC 210.52(C)(2), (3)).
- Two (2) small appliance outlet circuits, 20 amps each are required for kitchens. Circuits shall be balanced and have no other outlets (CEC 210.52(B)(1), (2)).
- Individual dedicated circuits are required for all major appliances (CEC 210.11(C)(1) & CEC 422.10(A)).
- Garbage disposal cord and plug connected 18” to 36” long (CEC 422.16(B)(1)).
- Dishwasher cord 18” to 36” long. Romex installed with a plug is not an approved flexible cord (CEC 422.16(B)(2)).
- A single 20 amp circuit is allowed for the dishwasher and the disposal when the total rated amperage is less than 10 amps (CEC 210.23). This receptacle shall be GFCI and AFCI protected.

- Provide separate and dedicated circuits for dishwasher, garbage disposal, built-in microwave, and trash compactor. CEC 210.11
- Arc-Fault Circuit Interrupter protection shall be provided as required and installed in a readily accessible location. CEC 210.12
- Residential kitchen lighting is required to meet the energy efficiency standards (150(k)).
- Insulation contact (IC) and air-tight (AT) 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.
- Kitchen remodels (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, and on each floor level including basements and habitable attics, but not 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.

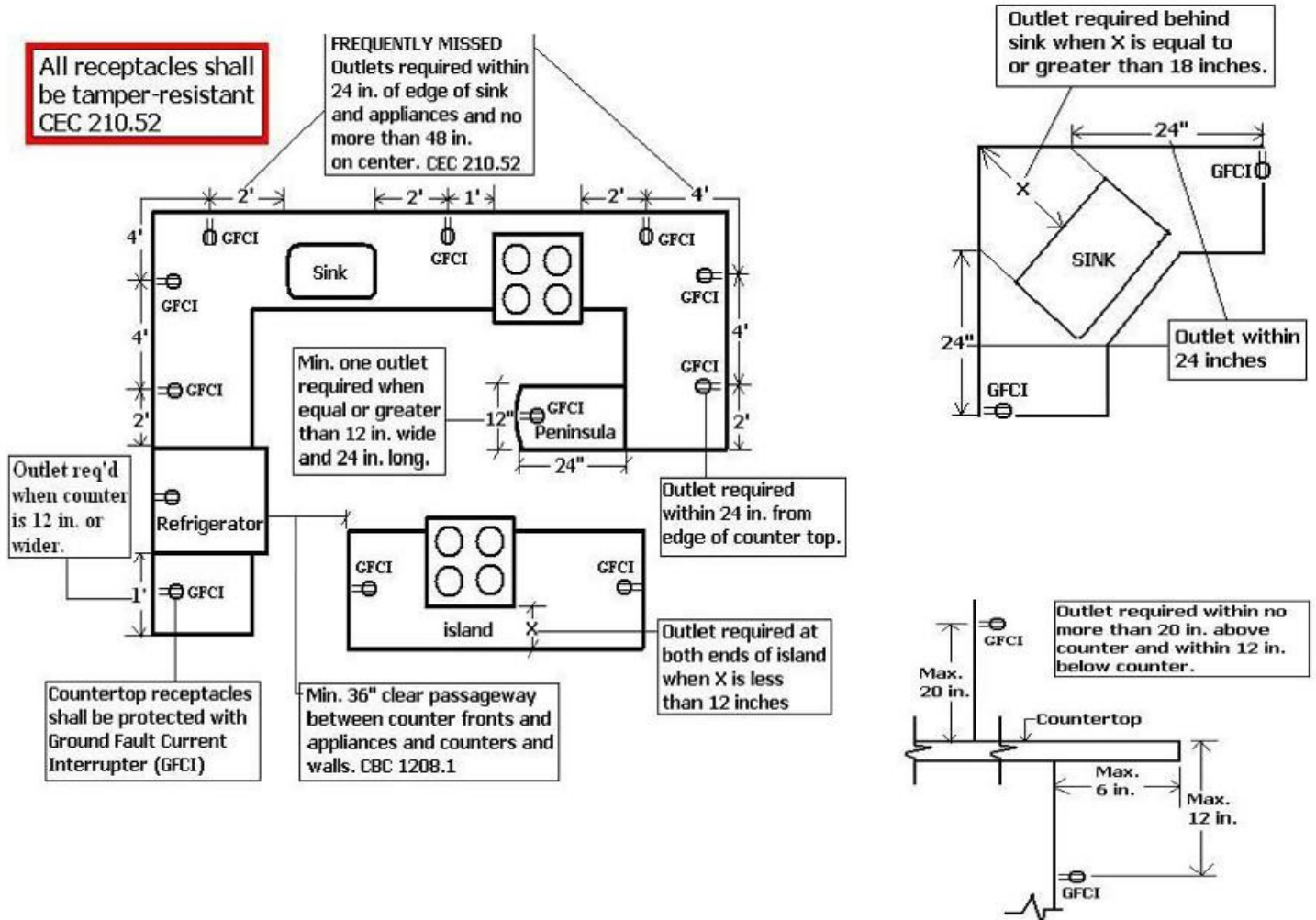


Figure 1

**FLOOR PLAN KEY NOTES:**

- 1. Single sink
- 2. Dishwasher with required air gap
- 3. Refrigerator
- 4. Cook top with downdraft venting
- 5. Marble countertops & cabinets above
- 6. Existing window – no change

**ELECTRICAL LEGEND: (Luminaire Type / Schedule Notes)**



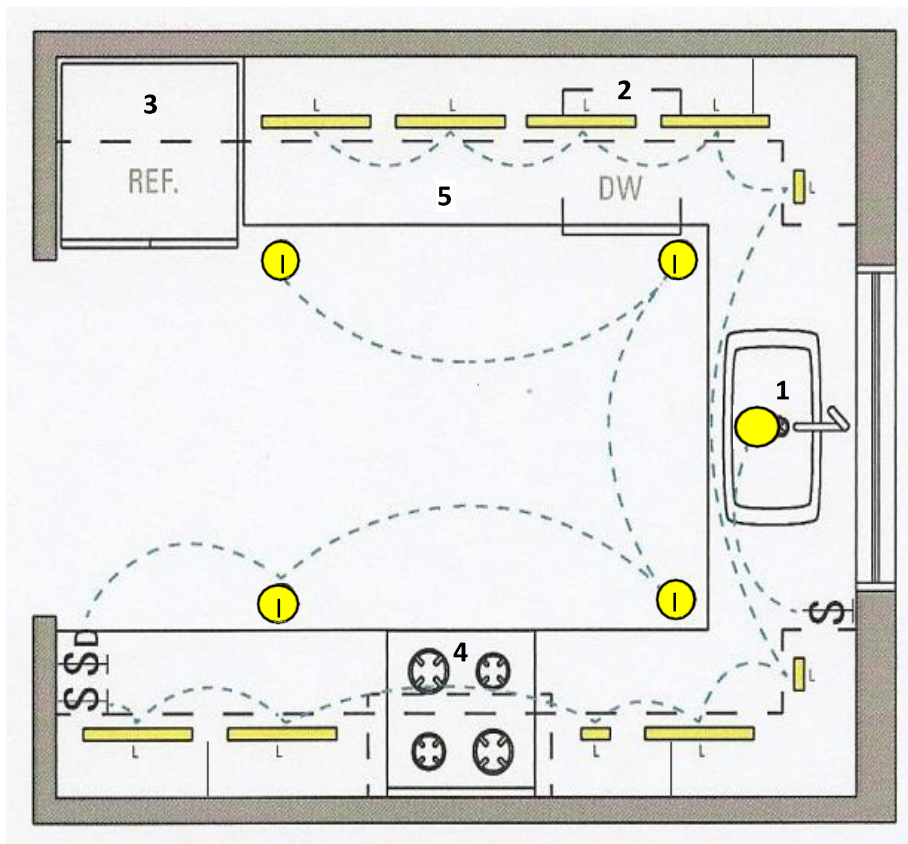
LED Recessed Can w/ maximum re-lamping wattage of 40 watts, meeting the labeling, IC and Airtight requirements of Sect. 150(k)



Fluorescent Recessed Can w/one 26 watt pinbased compact fluorescent lamp, meets the electronic ballast, min. efficacy, IC, and Airtight requirements of Sect. 150(k)



Fluorescent Under-Cabinet Lights / using 14 watts and 28 watts linear fluorescent lamps.



**Figure 2 (Lighting)**

## **MECHANICAL**

- A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Flex duct not an approved duct material. Provide back draft damper (CMC 504.3).
- Minimum 30" vertical clearance to combustibles from cook top surface (CMC 920.3.2).
- 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 Cfm. Recirculation types are not allowed by code.
- Provide installation instructions for all listed equipment to field inspector at time of inspection. (CMC 303.1)
- Allow a minimum 3-ft for termination of all environmental air ducts to property lines or any openings into the building (dryers, bath and utility fans – these must be 3-ft away from doors windows, opening skylights, attic vents). (CMC 502.2.1)

## **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 (CPC 1213.3).
- All domestic hot water pipes that are buried below grade must be insulated and installed in a non-crushable casing or sleeve that allows for installation, removal, and/or replacement of the enclosed pipe and insulation.
- Gas lines that run under a slab shall run through an approved, vented, gas-tight conduit (CPC 1210.1.6).
- An accessible shutoff valve and sediment trap shall be installed prior to any flex connector prior to each appliance in addition to any valve on the appliance (CPC 1212.6).
- Provide maximum 6' long listed gas flexible connector and shut off to free standing range (CPC 1212.1).
- A listed air gap is required for the dishwasher drain (CPC 807.3).
- The maximum flow rate for the sink faucets is 1.8 gallons per minute @ 60 psi (CGC 4.303.1.4.4).
- Kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gallons per minute @ 60 psi and must default to a maximum flow rate of 1.8 gallons per minute @ 60 psi (CGC 4.303.1.4.4).
- All new gas piping shall be sized to supply sufficient gas to the appliances. CPC 1215. The gas piping shall be tested with a pressure of 10 psi for a minimum of 15 minute. (CPC 1213.3)
- All gas appliances connected to a piping system shall have an accessible approved manual shutoff valve with a non-displaceable valve member, or a listed gas convenience outlet installed within 6 feet of the equipment it serves. (CPC 1211)
- Provide loop vent for kitchen island sink.