



**COUNTY OF SAN BENITO
RESOURCE MANAGEMENT AGENCY
PLANNING AND BUILDING INSPECTION SERVICES**

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RESIDENTIAL KITCHEN REMODEL REQUIREMENTS

GENERAL REQUIREMENTS:

All work exceeding \$1,000 requires the installation of listed/approved *smoke alarms* and *carbon monoxide alarms*.

Smoke Alarms: Must be installed:

- a) In each room used for sleeping purposes.
- b) In each hallway outside of the sleeping room(s).
- c) On each level of the dwelling, including basements.

Carbon Monoxide Alarms must be installed in dwellings which contain a fuel fire appliance:

- a) Outside of each sleeping room in the immediate vicinity of the bedroom(s).
- b) On each level of the dwelling, including basements.
- c) Where a fuel burning appliance is at or near a bedroom, a CO alarm will be installed in the bedroom.

SUBMIT:

➤ Accela Citizens Portal for electronic permit submittals: <https://aca-prod.accela.com/SANBENITO/Default.aspx>

- One (1) set of building plans submitted electronically.
- One (1) properly completed electronic building permit application.
- One (1) properly completed Construction & Demolition Recycling Plan submitted electronically.
- One (1) Electronic copy of each of the following documents (if applicable):
 - Structural Calculations
 - Energy Compliance Report

PLANS SHALL CONSIST OF:

✓ **Cover Sheet Showing:**

- Project address.
- Square footage of the remodeled area.
- Note on plan: Project to comply with the 2022 CBC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 CA Energy Code, 2022 CA Green Building Standards Code, and San Benito County Code.

- Location map.
- Project Scope

✓ **Floor Plan:**

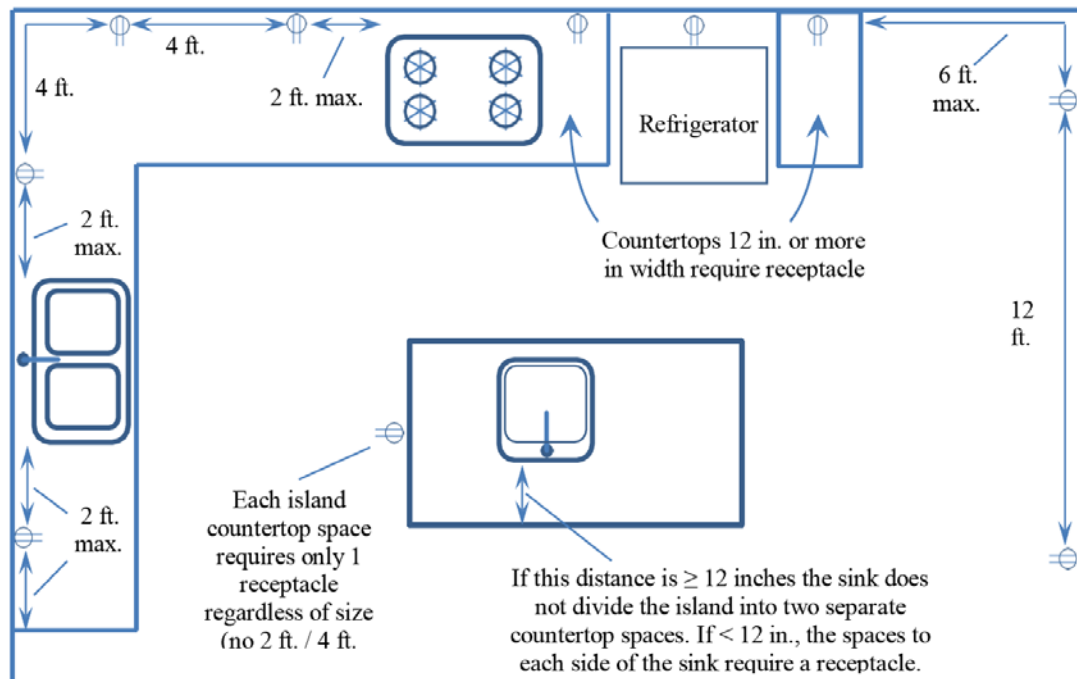
- Show the area of alteration to include both existing **and** proposed floor plan.
 - Proposed electrical work.
 - Location of existing and new walls and windows
 - A self-closing, tight fitting, solid-wood door 1-3/8" thick, or 20-minute fire-rated door, is required between a kitchen and the garage.
- Locations of smoke and carbon monoxide alarms.
 - Proposed mechanical work.
 - Proposed plumbing work.
 - Location and use of all adjacent rooms.

GENERAL CODE REQUIREMENTS:

✓ Electrical:

- 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; and may not be used for exhaust hoods or fans, disposals or dishwashers.
- All lighting shall be high efficiency; and under-cabinet lighting shall be switched separately.
- Countertops 48 inches long may be serviced by one receptacle-provided no point along the wall is more than 24 inches from a receptacle. *Peninsular-type countertop*, measure it from the edge of the section connecting countertop, not the wall. An *island-type countertop* at least 12" in size is also required to have its own receptacle (See Example).
- Dedicated circuits are required for garbage disposers, microwaves, compactors and dishwashers.
- AFCI protection is required for all 15 – 20-AMP kitchen circuits, including garbage disposal.
- Counter & dishwasher receptacles must be protected by a GFCIU **AND** Tamper-Resistant.
- If counter top is longer than 12 inches, it must have its own receptacle

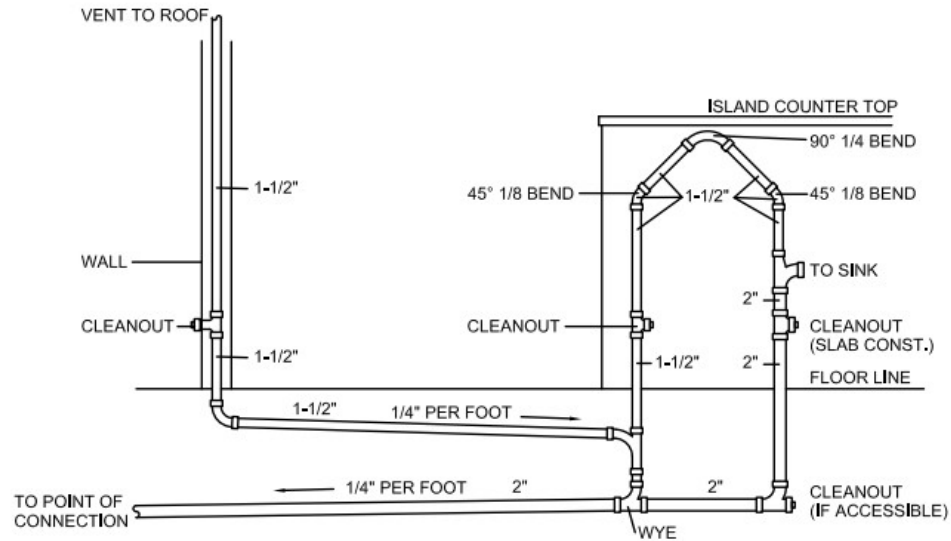
➤ EXAMPLE RECEPTACLE SPACING



✓ Plumbing:

- Dishwashers shall be connected with an approved drainage air gap devices located above the flood level rim of the sink
- New gas piping shall be sized to supply sufficient gas to appliances; and shall be tested with a pressure of 10 psi for a minimum 15 minutes.
- See Kitchen Island Vent Example.
- Newly installed sinks shall not exceed 1.8 GPM.
- All piping $\frac{3}{4}$ inch or more in diameter and all hot water pipes from the heating source to the kitchen fixtures must be insulated with min. 1-inch thick insulation. Existing inaccessible piping does not require insulation.

➤ **EXAMPLE KITCHEN ISLAND VENT**



✓ **Mechanical:**

- Minimum vertical clearance of 30 inches is required above cook top to combustible materials (e.g. cabinets). Clearance may be reduced to 24 inches when protected exhaust hood.
- Kitchen hood ventilation airflow rate of 100 cfm with metal duct system & a back draft damper are required.
- Termination of environmental air ducts shall be 3 ft. minimum from property lines or other openings into the building.

➤ **PLEASE NOTE, THIS INFORMATION IS INTENDED TO BE A GUIDE FOR SUBMITTAL REQUIREMENTS AND MAY NOT INCLUDE ADDITIONAL INFORMATION NEEDED FOR SPECIFIC PROJECTS.**

❖ **FAILURE TO INCLUDE ALL REQUIRED ITEMS WILL DELAY APPLICATION PROCESSING, INCREASE STAFF REVIEW COSTS AND MAY RESULT IN REQUIRING THAT YOUR PLANS BE PREPARED BY A CIVIL ENGINEER OR ARCHITECT. PROPERTY OWNER ASSUMES RESPONSIBILITY FOR ENSURING THAT ALL APPLICATION MATERIAL SUBMITTED IS TRUE AND CORRECT. ERRORS OR OMISSIONS MAY BE GROUNDS FOR PERMIT REVOCATION.**