



## CITY OF SAUSALITO BUILDING DIVISION

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# KITCHEN HANDOUT

### Submittal Requirements:

*Before approval and issuance of a building permit for kitchen remodel, applicant shall submit **three sets of plans (11" x 17" minimum)**. Plans shall be drawn **to scale** (or at the very minimum, **fully dimensioned**), **readable, legible**, and include the following information:*

1. **Cover Sheet** showing the following:
  1. **Project address**,
  2. **Owner's information** (name, address, phone number),
  3. **Designer's information** (name, address, phone number),
  4. **Use of Building** (Single Family Dwelling, Duplex, Apartment, Condo, etc).
  5. **Type of Construction** (Wood Framed, Steel Framed, Concrete, etc).
  6. **Scope of work statement**,
  7. **Sheet index** indicating each sheet title and number,
  8. **Legend** for symbols, abbreviations and notations used in drawings.
2. **Site Plan** for any new exterior alteration (i.e. enlargement/addition of exterior windows, doors, skylights, fan/duct/vent terminations, etc.). On the Site Plan, show the **dimensions of the property line**, **footprint of all structures** on the property, **distance of the structures to the property line**, and the **location of the street and sidewalk** in relationship to the property.
3. **Existing Floor Plan** for a floor/story where the kitchen is located. Specify the **existing use of all rooms and areas**. Show the **location of the existing kitchen**. (Note: existing floor plan does not have to be to scale and is required for **reference purposes only**).
4. **Proposed Kitchen Floor Plan** showing the **type and location of proposed interior cabinetry, countertops, appliances, plumbing and gas fixtures, light fixtures, receptacle outlets, etc**. Include construction legend identifying and describing new work and clearly show the difference between the existing and proposed conditions. **Exterior windows and doors added and/or replaced** as part of the remodeling project shall be **clearly identified** on the plans. **New windows** shall have a U-Factor not-to-exceed 0.32 and SHGC not-to-exceed .25.

See the back of this handout for **Code Requirements** pertaining to Kitchens.

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## Kitchen Remodel Requirements

1. Kitchen doors leading from the garage shall be 1-3/8-inch-thick solid wood, honeycomb core steel doors, or 20 minute fire-rated doors equipped with self-closing and self-latching devices. (CRC R302.5.1)
2. All installed luminaries shall be high efficacy. (CEC (k)(1)(A))
3. Household cooking appliances shall have a vertical clearance above the cooking top of not less than thirty (30) inches to combustible material or metal cabinets. (CMC 920.3.2)
4. Exhaust ducts shall terminate outside the building and shall be equipped with a backdraft damper per CMC Section 504.1.
5. All receptacles shall be Arc Fault Circuit Interrupter (AFCI), Ground Fault Circuit Interrupter (GFCI) protected, and Tamper-Resistant (TR).
6. Receptacles along the countertop shall be located so that no point is more than 24 inches from a receptacle outlet measured horizontally along the wall. CEC 210.52 (A)
7. Receptacles shall be located no more than 20 inches above the countertop. **(See illustration)**
8. Dishwashers, garbage disposals, insta-hots, compactors, built in microwave ovens, and the kitchen lighting shall be on dedicated electrical circuits.
9. Island or peninsulas require at least one receptacle. The receptacles may not be more than 12" below the counter surface or be below a counter that extends more than 6" beyond a cabinets end point. When an interruption in a countertop surface occurs on an island, a receptacle shall be installed on each side of the sink or appliance.
10. The maximum length for a garbage disposal cord is 36 inches and a dishwasher is 48 inches. Both receptacles must be accessible, with the dishwasher outlet located in the space adjacent to the dishwasher. CEC 422.16(B)(2)(6)
11. The countertop circuits may only be shared with the dining room or a pantry.
12. On the discharge side of the dishwasher, provide a listed air gap fitting. Listed air gaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drain board whichever is higher. (CPC 807.3)
13. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.
14. Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as exteriors, garages, crawl spaces and attics. Type of insulation required: Walls: 2x4 R-13 or 2x6 R-19; Ceiling and Floor R-19.
15. All oven and stove gas valves shall be accessible and be within 6-feet of the appliance. Shutoff valves shall be permitted to be accessibly located inside, behind, or under an appliance where the appliance is removed without removal or damage of the shutoff valve.

FIG. 30

### Kitchen Receptacles

Cord-plug connected range-hood allowed if supplied by individual branch circuit.

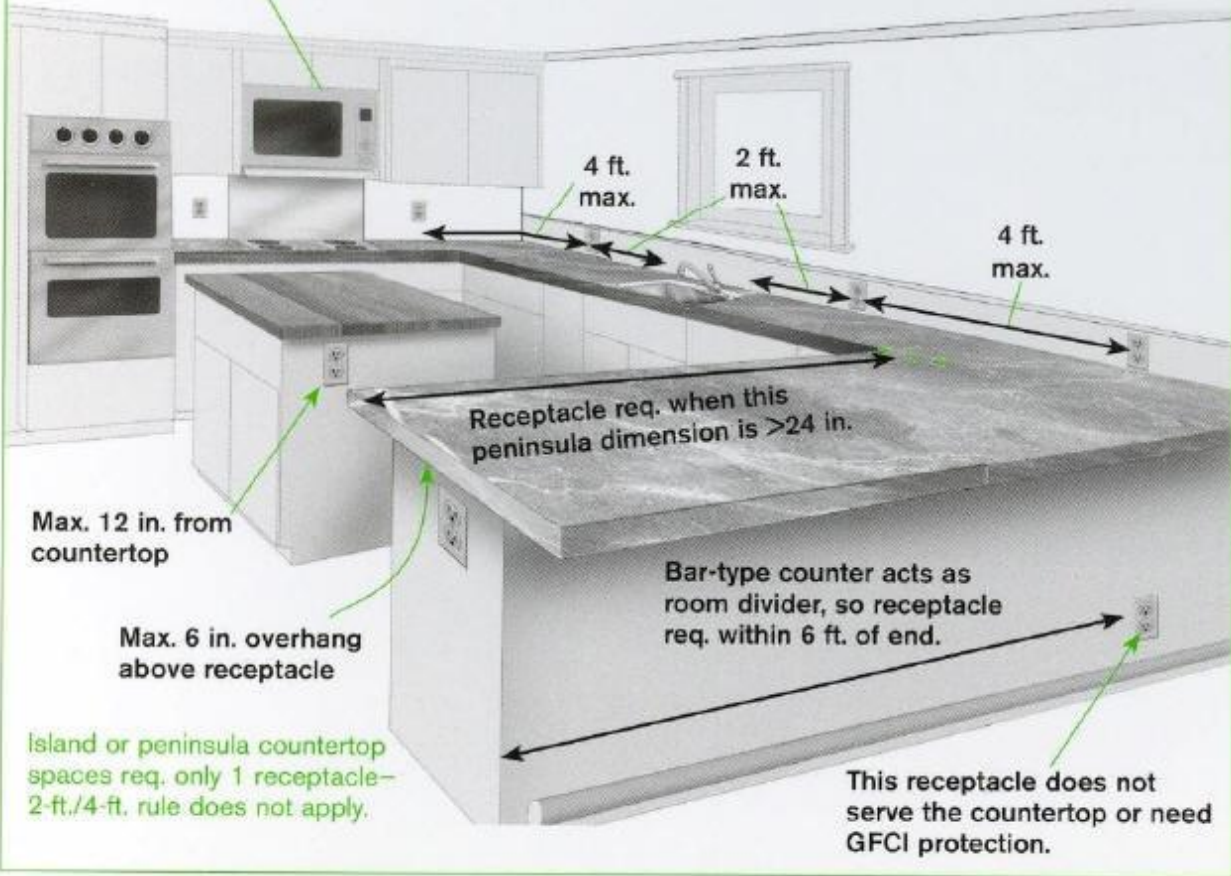


FIG. 31

### 2-ft./4-ft. Rule

Wall countertop receptacles serve the spaces for 2 ft. on each side of the receptacle. Therefore, the maximum spacing between receptacles on the same countertop space is 4 ft.

