



RESIDENTIAL KITCHEN REMODELS Submittal/Permitting Guidelines

Kitchen remodels/renovations generally require a building permit. This handout can be used as a guideline for a kitchen remodel/renovation in Laguna Hills. Kitchen remodels/renovations require compliance with the 2016 CBC, CRC, CPC, CMC, CEC, CGBS and the 2016 California Energy Code.

A Permit is Required For & Not Limited to the Following:

- Dishwasher Replacement
- Gas Piping move/extension/change
- Water Service move/extension/change
- Drainage piping moves/extension/change
- Change of location of major appliances
- Installation of venting Microwave requiring new electrical and/or ducting
- Installation of venting hood
- Changes of electrical outlet location
- Changes of lighting and/or additional recessed lighting
- Addition, removal or replacement of windows, patio sliders or exterior doors
- Addition of kitchen island to comply with electric outlet requirements
- Any structural modifications to framing and/or structure
- Opening up a wall into a window
- Changing a window into a doorway
- Adding a door into a wall
- Closing up a window or door
- Removal, repair and replacement of drywall, insulation and/or structural members

Submittal Requirements

Non-structural kitchen renovations can generally be reviewed and permitted over the counter; however, projects which propose the removal or relocation of load bearing or non-load bearing walls or structural changes may be subject to standard plan review procedures of 5 to 10 business days. Changes to the exterior will also be subject to additional requirements and approval by the Planning Department. **PLEASE NOTE:** If *all* items on this list are not with the plans at the time of submittal, the plans **may be rejected** by the Counter Technician as incomplete.

1. **Floor Plan** – 2 printed copies of a legible floor plan of the 1st floor of the residence indicating where the kitchen is located. Label use of all rooms.
2. **Enlarged Proposed Floor Plan** – 2 printed copies of a legible floor plan of the kitchen. Include dimension of walls, location of all new and existing electrical outlets, light switches, appliances, counters and cabinets, lights, and hood exhaust fans. Include a symbols legend.
3. **Enlarged Existing Floor Plan** – 2 printed copies of an existing floor plan for projects proposing the relocation of existing plumbing fixtures, cabinetry or kitchen layout. Follow the same guidelines for the proposed floor plan.
4. **Framing Detail** – For all projects proposing the removal or relocation of non-load bearing walls 2 printed copies of a legible framing detail will be required. At the discretion of the Assistant Building Official, wet signed and sealed foundation, roof, floor and wall framing plans and structural details may be required.

5. **Structural Plan(s)** – For all projects proposing the remodel, renovation or relocation of load bearing walls good, clear, enlarged details are required at all connections: post/beam, beam/wall, footing/post, ledger/wall, etc. (**Note:** this information may be provided on the “architectural” plans, i.e., floor plan, roof plan, elevations, etc. – separate “structural” plans may not be necessary.) At the discretion of the Assistant Building Official 2 sets of wet signed and sealed structural calcs may also be required.

6. **Plan Check and Permit Fees**

SB 407 Requirements

All plumbing fixtures for all residential buildings built and available for use on or before January 1, 1994 must be replaced with water conserving plumbing fixtures.

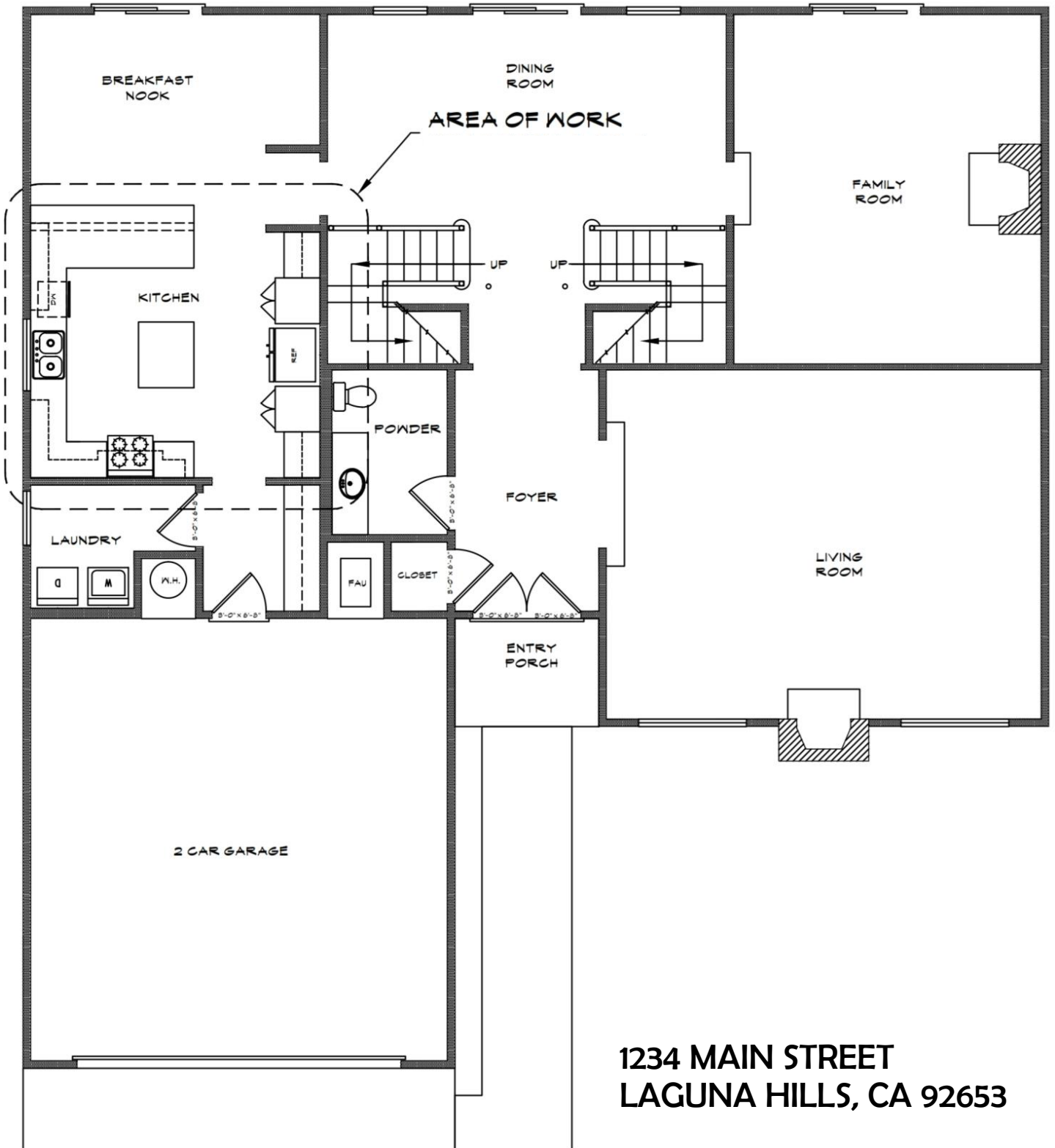
Title 24 Mandatory Measures

1. Counters 12 inches or larger require outlets.
2. Peninsula counters 24 inches or longer require one receptacle at the end. Peninsula counters greater than 6 feet in length require a receptacle a maximum of 6 feet from the end of the peninsula on the outside facing away from the kitchen.
3. Appliances and sinks that break up a counter top run are treated as separate counter tops and each side shall comply individually.
4. Electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the front of a sink does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face or water tight tombstone type receptacle.
5. Two 20 amp small appliance circuits are required for kitchens. Circuits shall be balanced. All small appliance receptacles shall be ground fault current interrupter (GFCI) protected and tamper proof and shall be located a maximum of 24 inches to the left and right face of the kitchen sink.
6. Individual 20 amp circuits are required for all major appliances.
7. 220V Range/cook tops require separate circuits. (If gas, 110V outlet for igniters may be tied to a convenience outlet circuit).
8. Lighting is required to comply with the 2016 California Energy Code. At least 50% of the installed wattage of luminaries in kitchens shall be high efficacy light fixtures (LED).
9. IC rated cans are required for recessed lighting is installed in an insulated ceiling.
10. If fluorescent recessed lighting is used to comply with the lighting requirements, they must be of a pin base type design. Incandescent screw type base are not approved.

Smoke and Carbon Monoxide Alarms

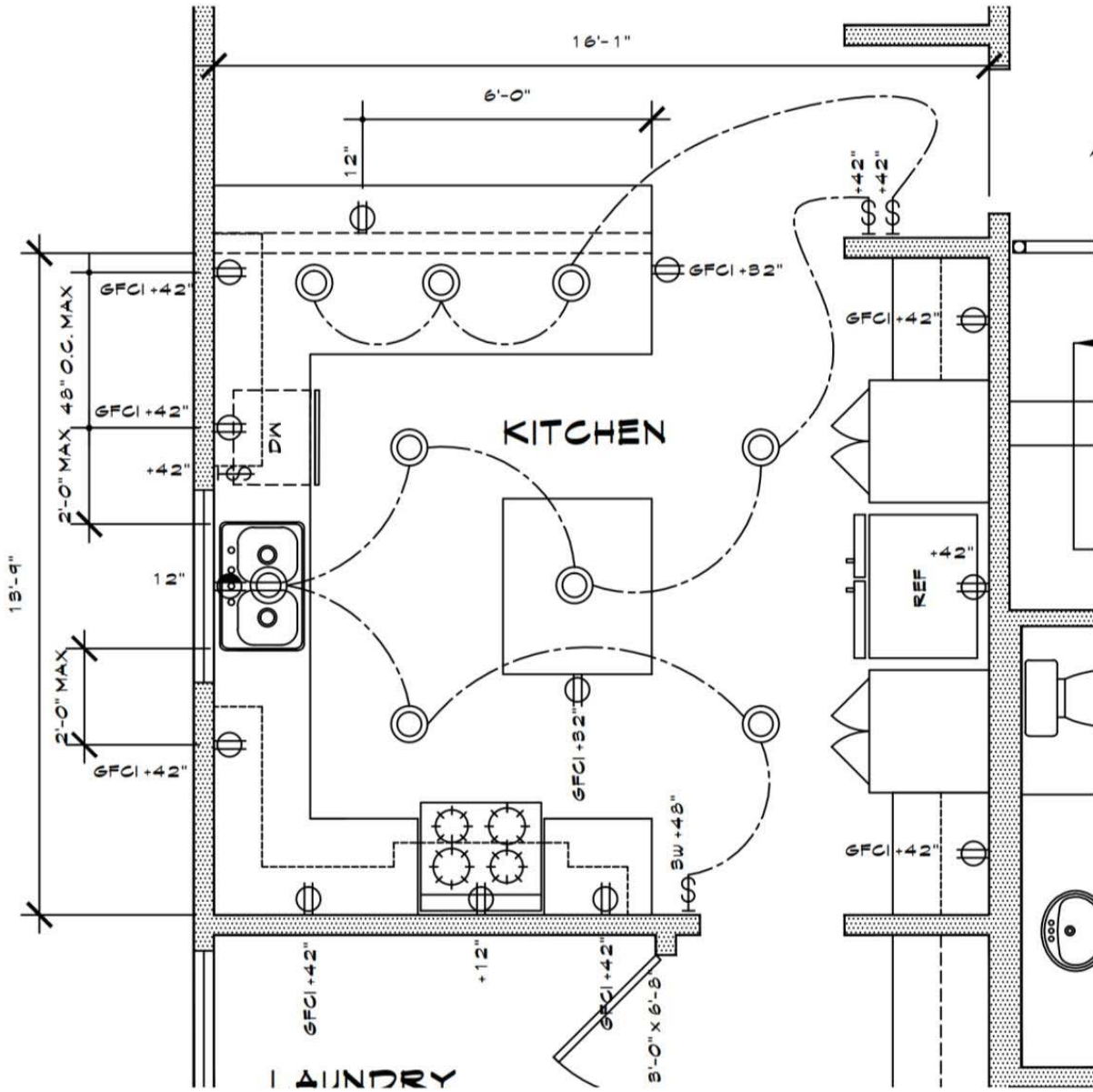
Kitchen renovations will require the smoke and carbon monoxide detectors in conformance with the CRC Section R314 & R315. Smoke detectors are required in each sleeping room, outside of each sleeping area in the immediate vicinity of the bedroom. Smoke detectors shall be installed a maximum of 12 inches vertically down from the highest point of the ceiling and a minimum of 3 feet horizontally from a supply register or the tip of a ceiling fan blade. Carbon Monoxide detectors are required on each level outside of the sleeping rooms. New detectors can be battery operated with 10 year life batteries in existing construction.

FLOOR PLAN EXAMPLE



1234 MAIN STREET
LAGUNA HILLS, CA 92653

ENLARGED FLOOR PLAN EXAMPLE



- ⊕ SW + 42" 3 WAY SWITCH
- ⊕ + 12" DUPLEX RECEPTACLE
- ⊕ + 12" HALF HOT RECEPTACLE
- ⊙ NEW LED RECESSED LIGHT

FLOOR AREA= 221 SQ. FT.
SCALE: 1/4" = 1'-0"

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