

## KITCHEN REMODEL GUIDE

### MULTIFAMILY RESIDENTIAL DWELLINGS

#### **SUBMITTAL REQUIREMENTS**

A permit is required for kitchen remodels that include the replacement of kitchen cabinets. A permit is not required for kitchen countertop replacement or re-facing of existing cabinets. Permit shall be obtained prior to the start of the work.

One electronic set of plans, digitally signed by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted (*at minimum, include existing and new floor plans*) shall be a minimum plan size of 11" x 17" and **must be legible** to facilitate digital imaging as a permanent record after the project is completed.

Exterior modifications to buildings require Planning review and approval prior to submittal to the Building Division.

If the property is overseen by a Homeowners Association a letter of authorization signed by the HOA, is required.

A remodel which may impact a tenant (even temporarily) will need to be reviewed by the [City's Neighborhoods and Housing Division](#).

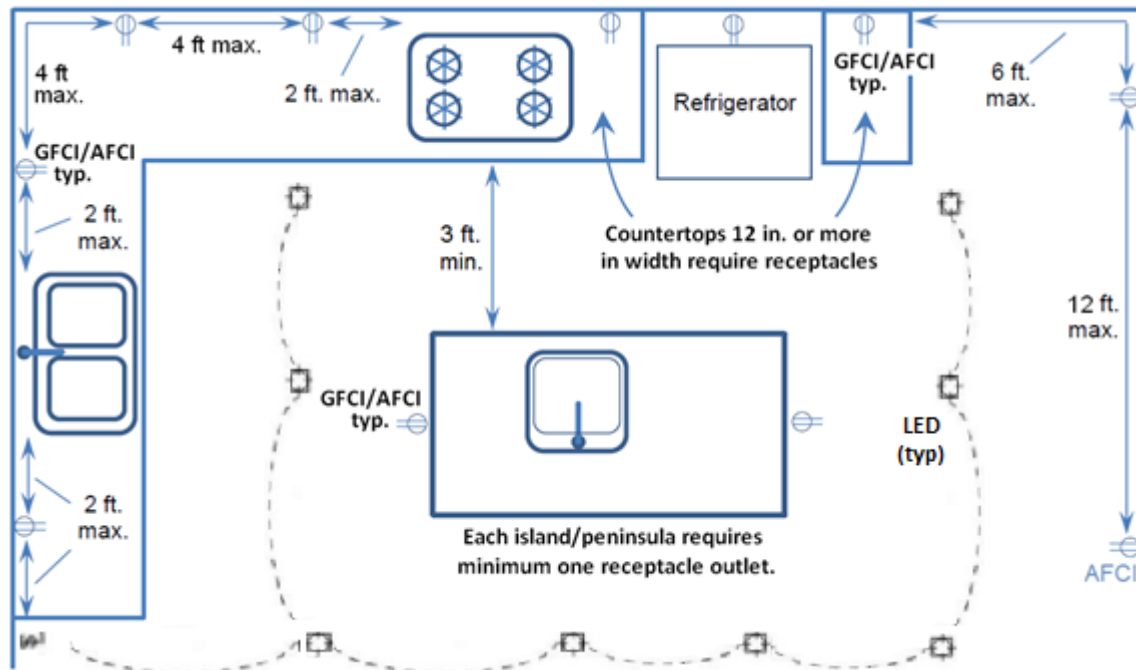
The following is a listing of the general code requirements based on the **2022** California Codes & Mountain View Municipal Code. This handout is intended to provide general information. If you have additional questions, please contact the Building Division at (650) 903-6313 or email us at [building@mountainview.gov](mailto:building@mountainview.gov)

#### **BASIC CODE REQUIREMENTS**

1. If accessible kitchen is required, show compliance on the plans with the Chapter 11A of the CBC.
2. Garage to kitchen openings - Door to garage is required to be a minimum 1 3/8" in thickness, solid or honeycomb-core not less than 1 3/8" in thick, or 20-minute fire rated doors. Doors shall be self-latching and equipped with a self-closing or automatic-closing door (CRC R302.5.1). Kitchen-Garage separation shall comply with not less than 1/2" gypsum board or equivalent, applied to the garage side (CRC table R302.6).
3. Kitchens shall have a clear passageway of not less than 36" between counter fronts and appliances or counters and walls (CBC 1208.1).
4. All receptacles serving countertops, dishwashers and within 6' of sinks edge must be GFCI protected (CEC 210.8(A) 6/7 & CEC 210.8(D)).
5. All 15–20-amp (120-volt) branch circuits supplying outlets or devices installed in dwelling unit kitchens required to be AFCI protected (CEC 210.12(A)).
6. Minimum two (2) 20 amp small-appliance branch circuits (countertop receptacles) (CEC 210.11(C)(1) & 210.52(B)(3)).
7. Electric range and ovens shall be supplied with a 40- or 50-ampere branch circuit (CEC 210.23(C)).
8. A receptacle outlet shall be installed at each wall countertop space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 2' measured horizontally from a receptacle outlet in that space (CEC 210.52(C) & (C)(1)).
9. In islands or peninsula countertop and work surfaces at least one receptacle outlet is required for the first 9 ft<sup>2</sup>, or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 18 ft<sup>2</sup>, or fraction thereof, of the countertop or work surface (CEC 210.52(C)(2)(a)). And at least one receptacle outlet shall be located within 2 ft<sup>2</sup> of the outer end of a peninsula countertop or work surface (CEC 210.52(C)(2)(b)).
10. Countertop receptacles outlets shall be located or on above, but no more than 20" above, the countertop or work surface (CEC 210.52(C)(3)(1)).
11. If sub-panel provided, show compliance with location in or on premises per CEC 240.24

12. Proper methods of grounding and bonding shall be provided (CEC 250(5)).
13. 15-20 ampere receptacles in dwelling units shall be listed tamper-resistance receptacles (CEC 406.12(1)).
14. Specific appliances (garbage disposal, dishwasher, and trash compactor) shall comply with the branch circuit requirements per the CEC article 422.16.
15. Per section 8.51(D) of the MVCC the service disconnecting means for other than one-family dwellings shall have a rating of not less than 125 amperes.
16. Dishwashers shall use an approved dishwasher air gap and shall be installed at or above the flood-level of the sink or drainboard, whichever is higher (CPC 807.3).
17. A mechanical permit is required to replace a kitchen exhaust hood that includes an outside air vent. Vents shall terminate to the outdoors and at least 3 feet from another opening and not less than 3 feet from a property line (CMC 502). Flexible (corrugated) ducting is not allowed for exhaust hoods (CMC 504.3).
18. All installed luminaires shall meet the requirements in Table 150.0-A (CEnerC, Subchapter 7, 150.0(k)1A).
19. Integrated lighting of exhaust fans shall be controlled independently from the fans. The following shall be controlled separately: undercabinet lighting, undershelf lighting, interior lighting of display cabinets and switched outlets (CEnerC, Subchapter 7, 150.0(k)2G).
20. Plumbing fixtures shall be in compliance with CGreenC Section 4.303. Kitchen faucets shall not exceed 1.8 gallons per minute.

*\*Noncompliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures per CGreenC Section 4.303 Note and per SB407– Self Certification form available.*



**KITCHEN FLOOR PLAN**

**OTHER RELATED HANDOUTS**

- Smoke Detector & Carbon Monoxide requirements
- GFCI & AFCI requirements
- Self-Certification - Plumbing fixtures
- Self-Certification - Smoke & Carbon Detectors