



RESIDENTIAL KITCHEN REMODEL

CITY OF MANHATTAN BEACH COMMUNITY DEVELOPMENT

1400 Highland Avenue, Manhattan Beach, CA 90266

www.manhattanbeach.gov • plancheck@manhattanbeach.gov • (310) 802-5544

Permit: Residential Kitchen / Bathroom Remodel Permit

Building Codes: 2022 CRC, CBC, CPC, CMC, CEC, CGBSC, California Energy Code, and current MBMC.

Scope of Work: Residential kitchen remodel. Work only includes removing and replacing kitchen appliances. Kitchen layout and appliances will remain in the same location.

- ❖ This form is only applicable when there is **no change** in location of appliances or any removal of walls or posts.
- ❖ All proposed work located in The Village requires HOA approval.

NOTE: Please apply for a Residential Addition/ Remodel permit through CSS if your scope of work includes any of the work stated below:

- Removal or alteration to structural elements, bearing / non-bearing walls.
- An addition to floor space.
- Changes to the exterior elevation to the structure or a window change out.
- Change location of kitchen appliances.
- Increase the existing number of plumbing fixtures.

Scope of Work Advisory:

If the scope of work exceeds that which is stated above, **scheduled inspections will not be approved.**

Plans showing the **actual** scope of work must be submitted for plan check and additional fees will be due.

In addition, structural, energy, and fire sprinkler plans and calculations may be required.

Exceeding the approved scope of work will result in significant delays to construction.

Kitchen Remodel Code Requirements:

1. **Plumbing Fixture** - Kitchen Faucets maximum Flow rate = 1.8 gallons per minute at 60 psi.
2. **Energy and Electrical Requirements**
 - a. A receptacle for future electric cooking appliance is required, due to mandatory electrification requirement for future electric range. (CEnC 160.9(b))
 - b. Counters 12 inches or larger require outlets. Outlets shall be located so that no point along wall and counter space line is more than 24" from a receptacle.
 - c. GFCI-AFCI receptacle dual protection required in kitchens where the receptacles serve the countertop surfaces or are located within 5' of a sink or other source of water/moisture. All other new outlets shall be AFCI protected. (CEC 210.12)
 - d. Peninsula counters 24 inches or longer require minimum one receptacle at the end.
 - e. Appliances and sinks that create two separate counter tops by reducing the counter width to less than twelve inches behind the appliance or sink shall be considered as separate counter tops for placement receptacle outlets.
 - f. 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, GFCI & AFCI protected type.

- g. Two 20-amp small appliance circuits are required for kitchens. Circuits shall be balanced. All small appliance receptacles shall be both arc-fault and ground fault current interrupter (GFCI-AFCI) protected, tamper proof, and shall be located a maximum of 24 inches to the left and right face of the kitchen sink or counter top appliance.
- h. Individual dedicated 20-amp circuits, AFCI protected, are required for all major appliances.
- i. 220V Range/cook tops require separate circuits. (If gas, 110V outlet for igniters may be tied to a convenience outlet circuit).
- j. Lighting shall comply with the 2022 California Energy Code. Dimming control is required, (150.0(k). CEnC). All luminaries in kitchens shall be high efficacy light fixtures, including (LED) or contain JA8 lamps per code.
- k. ICC-rated cans are required for recessed lighting installed in an insulated ceiling.
- l. All recessed can type light fixtures shall have a pin base, high efficacy type. Incandescent screw-type base are not approved.
- m. Under cabinet lighting shall be switched separately from other lighting.
- n. All hot water pipes to kitchen fixtures shall be insulated.
- o. 36 inch clearance required around island and counters.
- p. Receptacle outlets serving counter and located below the upper cabinets shall not exceed 20" above the counter top.

3. Mechanical and Plumbing

- a. Kitchen exhaust fan shall be listed, Energy star type, and ducted directly to the outside with a minimum ventilation rate of 110 cfm, maximum 3 sones noise and terminate a minimum of 3' from any openable window or door or intake. [150.0(G) CEnC]
- b. Dishwasher air-gap required above sink flood rim [CPC 807.3]
- c. Special venting is required for island venting (CPC 909)
- d. Provide installation instruction for all listed equipment to field inspector at time of inspection [CMC 303.1]

Installations shall be per manufacturer instructions. New equipment, appliances, and fixtures shall be UL listed and EnergyStar.

- 4. **SB407 Requirements** - All existing non-compliant 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. (Compliant Tank-type toilets 1.28 gallons/flush, kitchen faucets 1.8_{gpm}, lavatory faucets 1.2_{gpm} at 60_{psi}, showerhead(s) 1.8_{gpm}, at 80_{psi}) [CGBSC 4.303.1]
- 5. **Construction waste management, Recycling** and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste required. [CGBSC 4.408.1]
- 6. **Smoke and Carbon Monoxide Alarms** - Kitchen renovations will require smoke and carbon monoxide detectors in conformance with the CRC Section R314 & R315. UL listed Smoke detectors are required in each sleeping room, outside of each sleeping area in the immediate vicinity of the bedrooms, and on each story.
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.
UL listed Carbon Monoxide detectors are required on each level and outside of the sleeping rooms and inside every room that contains gas appliances.
Detectors shall be hardwired, with battery backup and interconnected. Exception: detectors can be battery operated with 10-year life batteries in existing construction if their installation requires the removal of wall or ceiling coverings.