



# CITY OF FOUNTAIN VALLEY

## BUILDING SERVICES

### KITCHEN RENOVATIONS

Kitchen renovations generally require a Building Permit. Any connections to any Utilities will require a permit. The following breakdown should help you clarify where and when to obtain a permit.

#### **A PERMIT IS REQUIRED FOR**

- 1) Dishwasher replacement.
- 2) Sink and garbage disposal replacement.
- 3) Gas piping, water service and or drainage piping moves/extensions/changes.
- 4) Changing location of major appliances.
- 5) Installation of microwave requiring new electrical and/or ducting.
- 6) Installation of venting hood requiring new electrical and/or ducting.
- 7) Change of electrical outlets location.
- 8) Change of lighting and/or additional recessed lighting.
- 9) Addition of kitchen island.(Island to comply with electric outlet requirements)
- 10) Construct, remove, replace, alter, enlarge, relocate or demolish any part of the structure: wall, ceiling, doors, or windows. (See window/door handout)
- 11) Any structural modifications to framing and/or structure.
- 12) Mold/fungus mitigation requiring removal, repair, and replacement of drywall, insulation, and/or structural members.

#### **REPLACING THE KITCHEN COUNTER TOPS, ELECTRICAL FIXTURES, OR CHANGING THE LAYOUT OF THE KITCHEN WILL REQUIRE COMPLIANCE WITH 2010 CEC AND TITLE 24 MANDATORY MEASURES**

- 1) All kitchen countertop outlets shall be GFCI outlets.
- 2) 12" or larger countertops require an outlet.
- 3) Outlets are required within 24" of any location along the countertop. 48" on center.
- 4) Appliances and sinks break up the countertop run, requiring each side to comply individually.
- 5) 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.
- 6) Kitchen lighting must be high efficacy OR up to 50% of the total wattage can be low efficacy. All high-efficacy and low-efficacy lighting must be controlled separately.
- 7) Submit CF-6R-LTG-01 form, available at counter.
- 8) Fluorescent lighting must be ballasted fixtures.
- 9) 2-20 amp general appliance circuits are required for kitchen outlets and food related areas. These circuits shall not serve any other outlets.
- 10) Refrigerators may be supplied from an individual branch circuit of 15 amps or greater.
- 11) 220V Range / cook top require separate circuits. (If gas, 110V outlet for igniters may be tied to general convenience outlet circuit).
- 12) 2 dedicated branch circuits feeding individual receptacles on a duplex outlet must have ties on the circuit breakers at the panel. Each receptacle must be labeled for the appliance it serves. (Typically garbage disposer and dishwasher).
- 13) Smoke detectors required on all floors and in all bedrooms and hallways leading to the bedrooms.

#### **SITE MUST BE MAINTAINED IN A SAFE CONDITION**