



CITY OF MISSION VIEJO
BUILDING SERVICES DIVISION
200 CIVIC CENTER,
MISSION VIEJO, CA 92691
(949) 470-3054

**KITCHEN
REMODELS**

INTRODUCTION

Kitchen renovations generally require a building permit. The following information can be used as a guideline for bathroom renovations. Bathroom renovations require compliance with the 2013 CBC, CRC, CPC, CMC, CEC, CGBS and the 2013 California Energy Code.

PLAN CHECK

Non-structural kitchen renovations can generally be reviewed and permitted over the counter however projects which propose the removal relocation of load bearing or non-load bearing walls or structural changes may be subject to standard plan review procedures of 10 to 15 business days for the first review and 5 to 7 business days for each subsequent review. Changes to the exterior will also be subject to additional requirements and approval by the Planning Division.

The following shall be provided to the Building Division:

- (1) Complete application with a thorough description of the work proposed.
- (3) Printed copies of the floor plan of the residence specifying the location of the area of remodel. (See attached sample). Note: penciled or penned originals or plans with white-out will not be accepted.
- (3) Printed copies of a legible enlarged floor plan. The enlarged plan shall specify all new or existing receptacles, switches, appliances, counters and cabinets, lights, hoods exhaust fans and dimensions. (see attached sample)
- (3) Printed copies of an existing floor plan for projects proposing the relocation of existing plumbing fixtures, cabinetry or layout.
- (3) Printed copies of the foundation, roof and floor framing plans and all relevant structural details for projects proposing the removal or relocation of walls or structural changes. At the discretion of the Building Official, wet signed and sealed foundation, roof and floor framing plans and structural details will be required for projects not complying with the prescriptive methods of the California Building Code.
- Set of wet signed and sealed structural calcs, at the discretion of the Building Official, for projects proposing structural modifications which do not comply with the prescriptive methods of the California Building Code.
- Plan check and permit fees.

A PERMIT IS REQUIRED FOR AND NOT LIMITED TO THE FOLLOWING:

- 1) Dishwasher replacement
- 2) Sink replacement
- 3) Gas piping move/extension/changes
- 4) Water service move/extension/changes
- 5) Drainage piping moves/extensions/changes
- 6) Lower cabinets and countertop replacements
- 7) Change of location of major appliances
- 8) Installation of venting Microwave requiring new electrical and/or ducting
- 9) Installation of venting hood requiring new electrical and/or ducting
- 10) Changes of electrical outlets location
- 11) Changes of lighting and/or additional recessed lighting
- 12) Addition, removal or replacement of windows, patio sliders or exterior doors
- 13) Addition of Kitchen Island. Island to comply with electric outlet requirements

- 14) Any structural modifications to framing and/or structure
- 15) Opening up a wall into a window
- 16) Changing a window into a door way
- 17) Adding a door into a wall
- 18) Closing up a window or door
- 19) Mold/fungus mitigation requiring removal, repair, and replacement of drywall, insulation, and/or structural members.

TITLE 24 MANDATORY MEASURES

CHANGES TO KITCHEN LAYOUT REQUIRE COMPLIANCE WITH THE 2013 CBC, 2013 CRC, 2013 CEC, 2013 CPC, 2013 CMC, 2013 CGBS AND CALIFORNIA ENERGY CODE.

- 1) Counters 12 inches or larger require outlets.
- 2) Peninsula counters 24 inches or longer requires 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 countertop run are treated as separate countertops 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 amps small appliance circuits are required for kitchens. Circuits shall be balanced. All small appliance receptacles shall be ground fault current interceptor (GFCI) protected and shall be located a maximum of 24 inches to the left and right face of the kitchen sink and 48 inches on center thereafter.
- 6) Individual 20 ampere circuits are required for all major appliances.
- 7) 220V Range/cook top require separate circuits. (If gas, 110V outlet for igniters may be tied to convenience outlet circuit).
- 8) Lighting is required to comply with the 2013 California Energy Code. All lighting changes require a WS5R form. At least 50% of the kitchen lights in remodels proposing modifications to the existing lights shall be high efficacy light fixtures (LED).
- 9) IC rated cans are required for recessed lighting if 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.
- 11) Kitchen renovations will require the smoke and carbon monoxide detectors in conformance with the CRC Section R314. 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 in existing construction.

SMOKE AND CARBON MONOXIDE ALARMS

“Where alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.” CRC 314.3.1

“When a permit is required for alterations, repairs or additions with a total cost or calculated valuation exceeding one thousand dollars (\$1,000), existing dwelling units or sleeping units with a fossil fuel burning heater or appliance, fireplace, or an attached garage shall have a carbon monoxide alarm installed in accordance with Section R315.2” CRC 315.2.2



KITCHEN REMODELS

HELP FOR THE HOMEOWNER

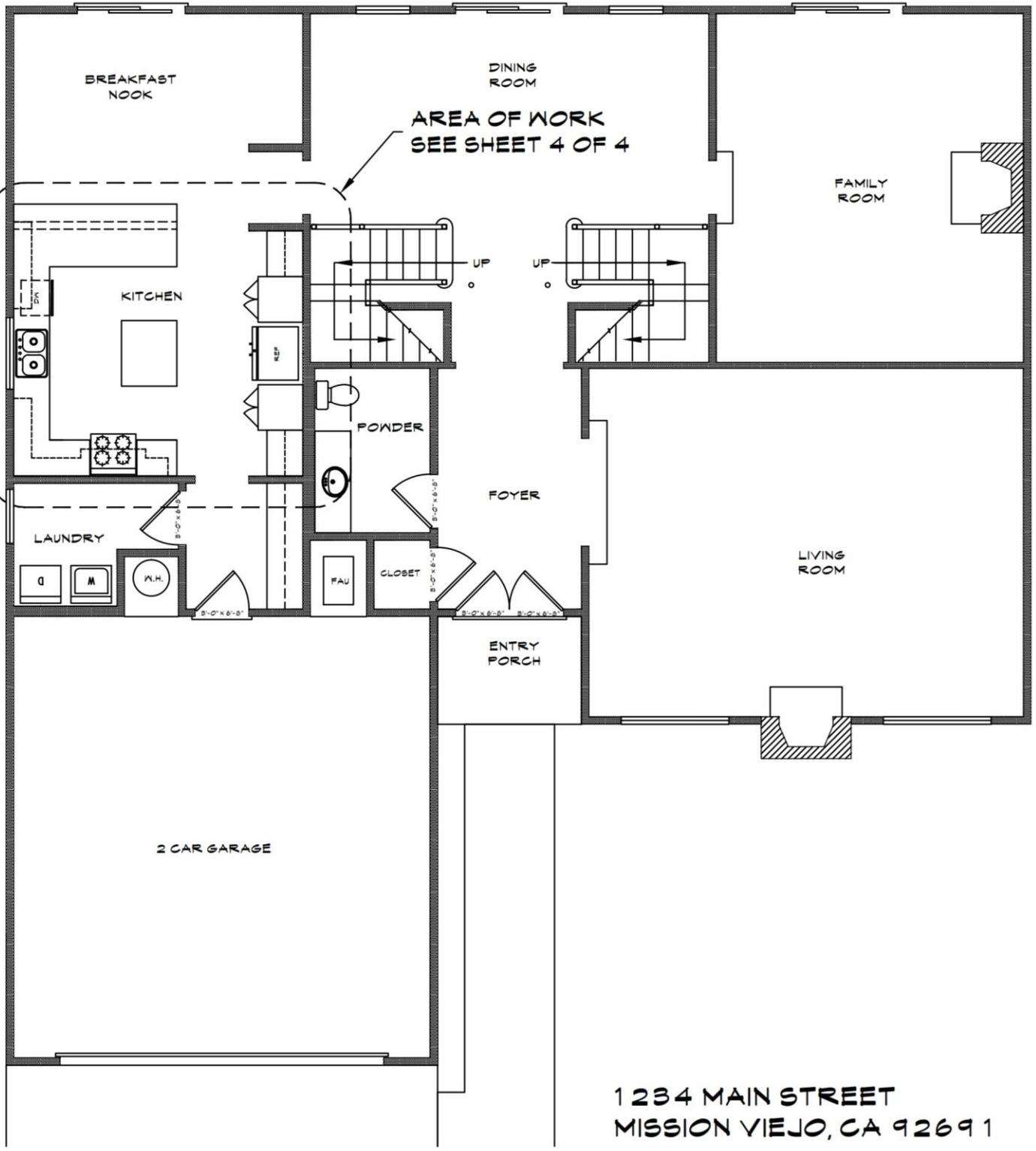
MISSION VIEJO BUILDING AND SAFETY DIVISION

Jay Elbettar, PE, CBO

Building Official

Date: 9/1/15

Page 2 of 4



1234 MAIN STREET
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