



CITY OF MONTE SERENO

18041 SARATOGA-LOS GATOS ROAD, MONTE SERENO, CA 95030
(408) 354-7635 • WWW.CITYOFMONTESERENO.ORG

RESIDENTIAL KITCHEN REMODEL

BUILDING DIVISION 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. If a permit is required, it shall be obtained prior to the start of the remodel.

Following is a listing of the general requirements based on the 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Green Building Standards (CalGreen), and 2022 California Energy Efficiency Standards. Contact the Building Department for any questions or additional information.

Electrical Requirements

Receptacles shall meet all of the following requirements: (CEC 210.8, 210.12, 210.23, 210.52, 406.12, 422.16)

- GFCI protection shall be provided for all countertop receptacles, receptacles within 6 feet of a sink (including below counter and behind an appliance), and for receptacles supplying dishwashers. The reset button for GFCI receptacles shall be installed in an accessible location (i.e. not behind an appliance).
- All outlets and devices (i.e. receptacles, lighting, hoods, etc.) in the kitchen shall be AFCI protected and tamper-resistant (TR).
- Receptacles shall be provided at all countertop areas with a minimum dimension of 12 inches.
- Countertop receptacles shall be located so that no point along the wall is more than 24 inches from a receptacle.
- Countertop receptacles shall be located no more than 20 inches above the countertop.
- Islands/peninsulas shall have at least one receptacle mounted not more than 12 inches below the countertop and where the countertop does not extend more than 6 inches beyond its base.
- Electric stoves and ovens shall be supplied with a 40- or 50- amp branch circuit.
- Range hoods shall be permitted to be cord-and-plug-connected with a flexible cord identified as suitable for use on range hoods by the manufacturer, where all the following conditions are met:
 - The flexible cord is terminated with a grounding-type attachment plug.
 - The length of the cord is 18 inches to 3 feet.
 - Receptacles are located to protect against physical damage to the flexible cord.
 - The receptacle is accessible.
 - The receptacle is supplied by an individual branch circuit.

Kitchen receptacles shall be supplied by circuits meeting all of the following requirements: (CEC 210.11, 210.52, 422.16)

- Countertop receptacles shall be supplied by a minimum of two 20-amp branch circuits.
- A dedicated circuit is required for cord and plug connected range exhaust hoods. Separate circuits may be required for the garbage disposal, dishwasher, and built-in microwave based on the manufacturer’s requirements and the motor rating.
- Any new receptacles added in the dining area, breakfast room, pantry, or similar area shall be supplied by a 20-amp circuit, the countertop circuits may be used to supply these areas.
- The existing electrical panel may need to be upgraded, or a sub-panel added, if the requirements above cannot be accommodated.

Where the cooktop is plumbed for natural gas, a dedicated 208-240-volt and minimum 50-amp electrical receptacle that is connected to the electrical panel with adequate conductors shall be provided within 3 feet of the appliance. A double pole circuit breaker shall be provided at the main panel and labeled “For Future Induction Cooktop.”

Lighting Efficiency (CEES 150.0(k))

- All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
- Under cabinet lighting shall be on a separate switch from any other lighting.
- All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JA8-2019-E efficiency label.

Water Efficient Plumbing Fixtures (CalGreen 301, 4.303)

All existing non-compliant plumbing fixtures (based on water efficiency) throughout the house shall be upgraded whenever a building permit is issued for an addition, alteration, or improvement. The following table shows the fixtures that are considered to be non-complaint and the type of water-conserving plumbing fixture that shall be installed in place of non-compliant fixtures:

| Plumbing Fixture | Non-Complaint Plumbing Fixture | Required Water-Conserving Plumbing Fixture (maximum flow-rates) |
|-------------------------|---------------------------------------|------------------------------------------------------------------------|
| Water Closet (Toilet) | Greater than 1.6 gallons/flush | 1.28 gallons/flush |
| Showerhead | Greater than 2.5 gallons/minute | 1.8 gallons/minute at 80 psi |
| Faucet -Bathroom | Greater than 2.2 gallons/minute | 1.2 gallons/minute at 60 psi |
| Faucet - Kitchen | Greater than 2.2 gallons/minute | 1.8 gallons/minute at 60 psi (average) |

**Residential building constructed after January 1, 1994 are exempt from this requirement.*

Smoke and Carbon Monoxide Alarms (CBC 907.2.11.1, CRC 314 and 315)

Smoke alarms shall be installed on the ceiling or wall (between 4” and 12” of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each occupiable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. CO alarms are not required if there is no fuel-burning appliance or fireplace in the house and where the garage is detached from the house.

PERMIT PROCESS

Building Permit Review

1. Permit can be submitted at City Hall between 9am and 5pm Monday through Friday.

Inspections

2. A rough electrical inspection is required after the electrical boxes are installed and before any devices are connected.
3. Any other structural, mechanical, or plumbing alterations should be scheduled for a rough inspection (including top-out) prior to installing any insulation.
4. Fire inspections shall be completed prior to rough inspection and final inspection.
5. The final inspection is required after all work is complete.

Building Permit Application Requirements

- A completed Building Permit Application
- A floor plan showing the existing and proposed walls indicating if any existing load bearing walls will be removed (additional plans may be required if bearing wall will be removed or relocated) and the use of all adjoining rooms/areas. Also include the size and location of existing windows and note if they will be replaced.