



PERMIT SERVICE CENTER

2120 Milvia Street, Berkeley, CA 94704 Tel: 510.981.7500 TDD: 510.981.6903 Fax: 510.981.7505
Email: Planning@ci.berkeley.ca.us

CITY OF BERKELEY

KITCHEN REMODEL

Please Note: Cabinet layout plans supplied by Home Improvement Stores are not acceptable for plan check purposes and are not a substitute for the drawings.

Requirements for Permit Submittal:

Before approval and issuance of a building permit for kitchen remodel applicant shall submit four (4) sets of plans (minimum size 11"x17"), which are drawn to scale (or at the very minimum fully dimensioned), readable, legible, and include the following information:

1. **Cover Sheet** including the following: (a) project address; (b) owner's name, address, phone number; (c) name, address and phone number of the person preparing the plans, (d) scope of work statement; (e) sheet index indicating each sheet title and number, (f) legend for symbols, abbreviations and notations used in the drawings.
2. **Site Plan** for any new exterior alterations (i.e., enlargement/addition of exterior windows, doors, skylights, fan/duct/vent terminations, etc.). On Site Plan please specify lot dimensions and clearly indicate the distances from the building to property lines.

New or altered openings (windows, doors, fans/ducts/flues) shall comply with the requirements of CBC Tables 704.8 and 715.5.
3. **Existing Floor Plan** for a floor/story where the kitchen is located. Specify the existing use of all rooms and areas. Show location of existing kitchen. (Note: existing floor plan does not have to be to scale and is required for reference purposes only).
4. **Proposed Kitchen Floor Plan** showing type and location of proposed interior cabinetry, countertops, appliances, plumbing & gas fixtures, etc.
 - A. Include construction legend identifying and describing new work and clearly showing the difference between the existing and proposed conditions.
 - B. Exterior windows/doors added and/or replaced as part of the remodeling project shall be clearly identified on the plans and shall have a fenestration U-Factor of 0.40 or less and must be NFRC rated.
 - C. Every kitchen in a one and two-family dwelling shall have not less than 50 sq. ft. of gross floor area. (CBC Sec. 1208.3)
 - D. Kitchens shall have a clear passageway of not less than 3' between counter fronts and appliances or counter fronts and walls. (CBC Sec. 1208.1)
5. **Construction details** for any new/reframed interior walls, interior/exterior openings, etc.
6. **Electrical Plan** (may be combined with the floor plan) showing compliance with the following requirements:
 - A. Specify receptacle outlets at each kitchen counter space wider than 12", located so that no point along the counter wall is more than 24" from a receptacle per CEC Art.210-52;



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- B. Specify at least one receptacle outlet at each island or peninsular counter space with a long dimension of 24" or greater and a short dimension of 12" or greater per CEC Art.210-52(c);
- C. Specify all electrical outlets serving kitchen countertops shall GFCI protected (CEC Arc.210-12(b));
- D. Specify at least two separate 20-amp circuits for small kitchen appliances at least one 20-amp circuit for laundry appliances. (2004 CEC Sec. 210-52)

Note: kitchen appliance circuits are limited to supplying wall and counter space outlets only. (CEC Art.210-52).

- 7. **Lighting / Reflected Ceiling Plan** (may be combined with floor plan & electrical plan) showing compliance with the following Title 24 energy requirements (effective January 1, 2010):
 - A. At least half the installed wattage of luminaries in kitchens shall be high efficacy (i.e., fluorescent);
 - B. High efficacy lighting must be switched separately from low efficacy lighting. Clearly show and identify switch types and locations on the plans;
 - 7.B.1. High efficacy lamps are defined as follows (Not all LED lighting will meet the requirements):
 - Less than 15W minimum 40 lumens per watt
 - 15-40W minimum 50 lumens per watt
 - Greater than 40W minimum 60 lumens per watt
 - C. Recessed luminaries in insulated ceilings shall be rated for zero clearance insulation cover (IC), and shall include a label certifying air-tight (AT) designation;
 - D. Fluorescent lamps with a power rating of 13 W or more shall have an electronic ballast that operates the lamp at a frequency of 20 kHz or more.
 - E. For Bathrooms, garages, laundry rooms or utility rooms: High efficacy light fixtures shall be installed OR low efficacy fixtures may be installed but only if they are equipped with an occupancy sensor that is manual-ON and automatic-OFF.
- 8. **Insulation:** Show or note on plans that all exterior walls/ceilings/floors (or walls adjacent to unconditioned space) that are opened up during construction will be insulated. 2x4 framed walls with a minimum of R-13, 2x6 framed walls with R-19, and floors and ceilings with R-19.
- 9. **Title 24 CF-1R-ALT/MF1R forms:** Must be submitted for insulation installation, window replacements and any alterations or replacement of envelope components or heating and water heating. Forms are available at the Permit Service Center.

Compliance Manuals and forms can be downloaded at the State's website:
www.energy.ca.gov/title24/2008standards/



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Technical assistance is available from the Energy Commission Hotline weekdays from 8 a.m. – 12 noon and 1 p.m.-4:30 p.m.: (800) 772-3300 or (916) 654-5106.

- A. Effective January 1, 2010 form CF-6R-ENV-01 is required to be completed by the installer for all applicable components and provided to the field inspector at time of installation. The form is to be given to owner to keep for their records after verified by field inspector. (Print this requirement on plans).
 - B. Effective January 1, 2010 form CF-6R-Ltg-01 is required to be completed by the installer for all applicable components and provided to the field inspector at time of installation. The form is to be given to owner to keep for their records after verified by field inspector. (Print this requirement on plans).
10. **Smoke Detectors:** Building permits for alterations exceeding \$1000 require installation of smoke detectors in the following locations: (a) in each sleeping room, (b) on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, (c) on each story and in the basement (if any). Specify on the plans installation of smoke detectors. (CBC Sec. 907.2.10.1.2)