



**City of Brisbane
Community Development Dept.
50 Park Place
Brisbane, CA 94005
(415) 508-2120**

Kitchen Remodel Residential Construction

What paperwork do I need to provide to obtain a kitchen remodel permit?

1. Three (3) paper or 1 digital copy of construction drawings, use paper size 11"x17" or larger
2. Draw plans to scale or provide dimensions
3. Existing and proposed floor plans. Use "E" next to existing and "N" for new.
4. Show any adjoining rooms on the plans which will receive work.
5. Write on the plan the name of the Property owner, job address and scope of work
6. Ensure the plan shows all the work that is planned on so additional permits or revisions are not required by the inspector in the field.

What are the inspections for a kitchen remodel?

The first inspection is when the old kitchen has been removed and any new framing, plumbing, mechanical and electrical lines will be run. Ensure the waste and vent pipes are under test as well as any new gas lines. When this inspection passes, install the insulation and call for inspection. After insulation is drywall nail inspection and a final at the end. For the final, ensure all the plumbing fixtures and appliances are installed and in working order. The inspector will also check smoke detectors and carbon monoxide detectors at this time.

Code Knowledge: 2016 California Code series (After January 1, 2020, use the 2019 California Code Series)

Plumbing: Dishwasher air gap is required. California Plumbing Code section 414.3

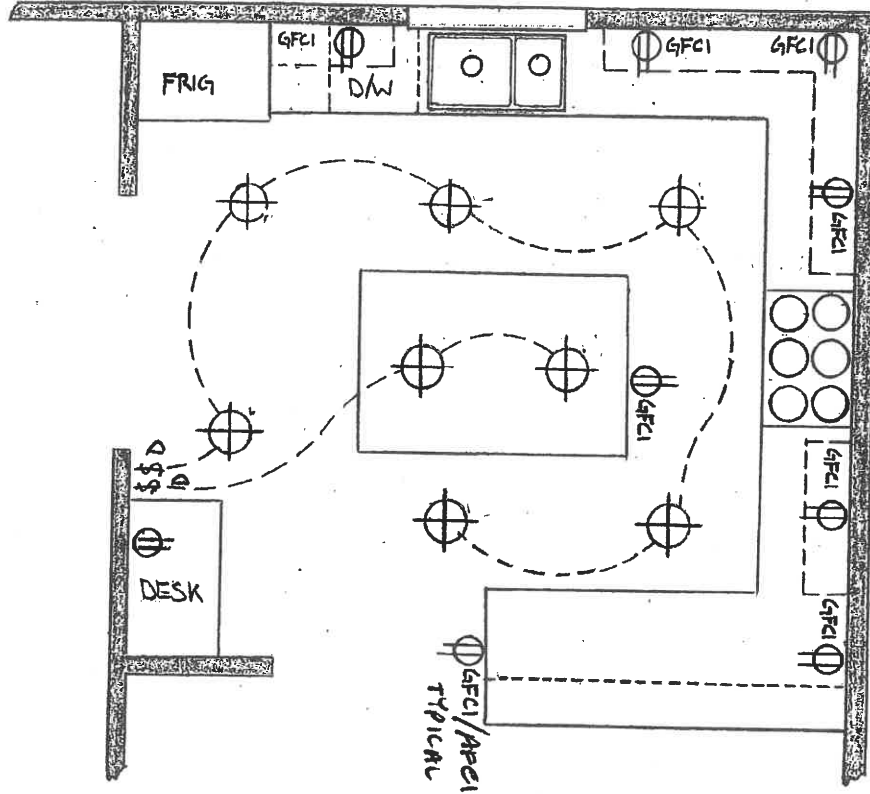
Electrical receptacles: Outlet spacing at countertops: each 24 inch wall space has one outlet. Islands have at least one outlet. California Electrical Code article 210.52.

All electrical receptacles shall be on the tamper resistant type and shall be protected by combination AFCI/GFCI breakers. (Arc Fault Circuit Interrupter/Ground Fault Circuit Interrupter)

Lighting: LED has become popular and satisfies the energy code requirements when placed on either dimmer switches or occupancy sensors. Note on the plan the type of lighting that is proposed and show it to be on dimmer or occupancy sensor switching. Please note: Medium screw in base can lights are no longer allowed. (This is the type of can light that uses an Edison base light bulb)

Mechanical: Kitchen exhaust hood shall be vented at least 3 feet away from a property line. California Mechanical Code section 502.2.1

Sample Kitchen Plan



Kitchen Island Vent

