

Residential Kitchen Remodel

The purpose of this information sheet is to provide information regarding building code and permit processing requirements for kitchen remodeling projects (with no additional square footage added to the structure).

Building Division Counter is open between the hours of 7:30 a.m. and 5:30 p.m. (closed for lunch 11:30 a.m. - 12:30 p.m.) Monday through Friday. City Hall and the Building Division counter are closed on alternating Fridays ([see calendar](#)).

******Please contact the Poway Building Division if you have any questions or concerns at (858) 668-4645 or building@poway.org******

Fast Facts:

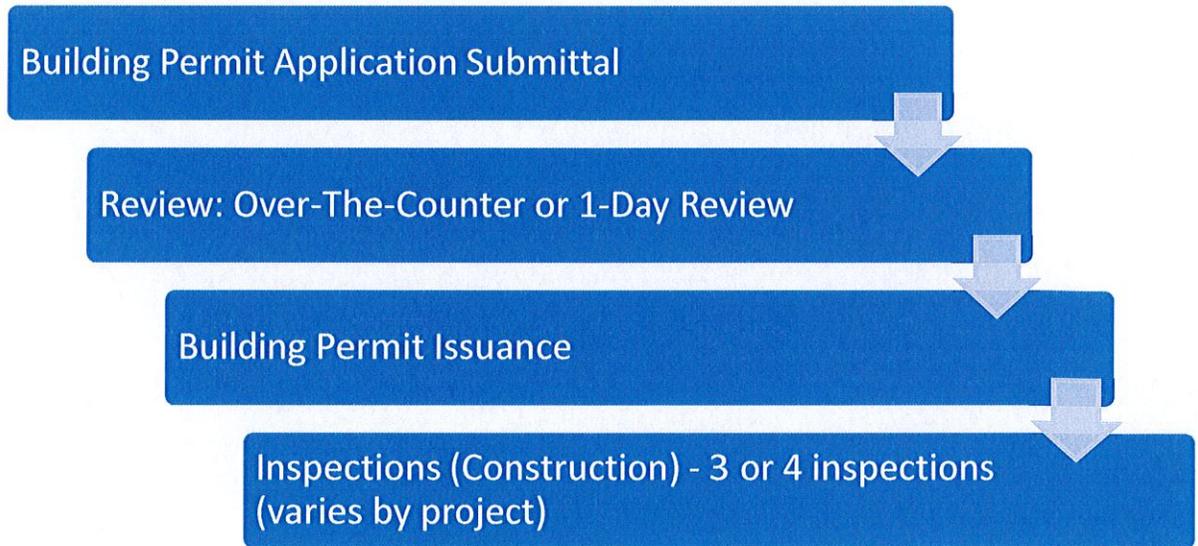
- **Building Permits for Residential Kitchen Remodels are NOT required for:**
 - Replacement of kitchen appliances;
 - Replacement of kitchen sink;
 - Replacement or re-facing of kitchen cabinets;
 - Replacement of kitchen countertops; and
 - Plumbing replacement not located within a wall.

- **Building Permits for Residential Kitchen Remodels are required when:**
 - Walls are altered, opened, installed, removed or relocated;
 - Drywall/Sheetrock is installed;
 - Sub-flooring is replaced;
 - Windows are altered, installed or replaced;
 - Skylights are installed;
 - Plumbing within a wall is to be performed. (Replacement of a sink does not require a plumbing permit as long as the in-wall plumbing is not altered);
 - Relocation, addition, or movement of a sink;
 - A range hood is to be installed or replaced;
 - Ventilation ductwork and/or fans are installed or replaced;
 - Heating ducts are installed or replaced;
 - Electrical fixtures are installed, removed, replaced or relocated; and
 - Electrical wiring, receptacles (outlets), switches, subpanels or electrical services are being installed or replaced.

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

Timeline

Most kitchen remodels are processed Over-The-Counter; however, a 1-Day Plan Review may be required. The typical timeline for a kitchen remodel requiring a building permit is as follows:



BUILDING DIVISION REVIEW/PERMIT PROCESS

A. Building Permit Application

1. The Building Permit application form for kitchen remodels is available on-line at <http://www.poway.org/Index.aspx?page=248> or at the Building Division Counter in the Development Services Department.
 - Please be advised, the City of Poway issues the permit to the primary contractor, contractor's agent or to the property owner only.
 - Permits must be obtained prior to starting remodeling work (includes demolition of the kitchen).
 - You will be required to provide information as to who will perform the work:
 - Valid identification
 - A valid CA Contractor's License, and proof of worker's compensation insurance for employees
 - A valid City of Poway Business Certificate. On-line applications/renewals for Business Certificates can be found at: <http://www.poway.org> and then navigate to the "Doing Business in Poway" tab.
2. If not using a contractor, an Owner/Builder Affidavit must be received prior to Building Permit issuance.

Building Permit Submittal Requirements

(3 plan sets are required)

1. A completed Building Permit application (see above)
2. A completed floor plan exhibit that includes:
 - Existing and proposed walls indicating if any existing load bearing walls will be removed (additional plans may be required if a bearing wall will be removed or relocated);
 - All adjoining rooms/areas;
 - Framing details (for new framing work);
 - Size and location of existing windows (note if they will be replaced);
 - GFCI electrical receptacles;
 - New circuits;
 - New Lighting (switching must be shown on plans); and
 - Accurate electrical load calculation worksheet must be submitted with plans.

Examples of Kitchen Remodel Floor Plans are included on Pages 6 – 8 of this information sheet.

3. If lighting is added or altered, complete the Kitchen Lighting Section of the Residential Lighting Certificate (see attached)
4. Building Permit Fees are based on project valuation (***Applicant should contact Building Division staff for a fee estimate at (858) 668-4645.*** Building Permit Fee schedules are available at the Building Division counter or online at <http://www.poway.org/Index.aspx?page=248>.

Inspections

1. Required Inspections (during construction stages):
 - An Inspection is required for underground plumbing or electric (if applicable)
 - An inspection is required after the electrical boxes are installed, mechanical and plumbing alterations are complete and when structural elements are complete, before any drywall/sheetrock is installed. Please obtain an inspection **before** any cabinets have been installed and before any work is covered.
 - An inspection is required for Dry Wall (sheetrock) and Lath Inspection.
 - Final inspection is required after all the work is completed.
2. Inspections may be requested for the next day by calling the Building Division, Inspection Line at (858) 668-4646, before 4:00 p.m. on the business day before the requested inspection. To contact the Building Inspector on the day of the inspection, please call (858)

668-4645 between 8:30 – 9:00 a.m. Inspections are available Monday through Friday each week. When calling for inspection, be prepared to provide:

- Your name & telephone number
- Permit number & address of inspection
- Date and preference of morning or afternoon for which inspection is requested
- The type of inspection

BUILDING CODE REQUIREMENTS

The following is a listing of the general requirements based on the 2010 California Building Code, 2010 California Residential Code, 2010 California Electrical Code, and the 2008 California Energy Efficiency Standards. Contact the Building Division for any questions or additional information, including requirements for new/altered plumbing (water, sewer, or gas lines) or mechanical (exhaust hood):

- Countertop receptacles shall be located to meet all of the following requirements: (CEC 210.52)
 - Be GFCI protected and tamper-resistant (TR);
 - Be located so that no point is more than 24" from a receptacle outlet measured horizontally along the wall;
 - Countertop areas with a minimum dimension of 12" in width shall be provided with a receptacle;
 - Receptacles shall be located no more than 20" above countertop; and
 - Islands/peninsulas shall have at least one receptacle mounted not more than 12" below the countertop and where the countertop does not extend more than 6" beyond its base.

Note: Receptacles located within an "appliance garage" are not considered countertop receptacles for the purpose of minimum spacing requirements.

- Kitchen receptacles shall be supplied by circuits meeting all of the following requirements: (CEC 210.11 and 210.52)
 - Countertop receptacles shall be supplied by a minimum of two 20-amp branch circuits; and
 - Separate circuits may be required for the garbage disposal, dishwasher, exhaust hood, and built-in microwave based on the manufacturer's requirements and the motor rating (listed on the equipment/appliance). 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.

Note: The existing electrical panel may need to be upgraded if it cannot accommodate the circuit requirements noted above.

- A minimum of one battery operated smoke detector shall be installed in every bedroom, in every adjoining hallway and on every level where there is habitable space when the cost of the work being performed exceeds \$1,000. [CRC 314]

- Carbon monoxide alarms shall be installed, if work being performed exceeds \$1,000, on the ceiling or wall in each area/hallway adjacent to sleeping rooms, each story of the building, and any basement. Carbon monoxide alarms are not required if there are no fuel-burning appliances and where the garage is detached from the house. (CBC 907.2.11 and CRC R315.1)
- When walls or roofing/ceilings are opened and sheetrock is removed, it shall be insulated. Current code requirements are R-30 in the attic ceilings. [CEES 150]
- Ducts used for domestic kitchen range ventilation shall be of metal and shall have smooth surfaces, unless otherwise specified by the manufacturer. [CMC 504.2]
- If any lighting is added or altered, a minimum of 50% of the total rated lighting wattage (based on the maximum allowed for each fixture) shall be high efficiency fixtures (e.g. fluorescent). The Kitchen Lighting Section of the Residential Lighting Certificate (attached) shall be completed and provided to the building inspector at the rough electrical inspection. The following table defines the requirements for high efficiency lighting (2008 California Energy Efficiency Standards Section 150):

High Efficiency Lighting Requirements	
Lamp Power Rating	Minimum Lamp Efficiency
15 watts or less	40 lumens per watt
Over 15 watts to 40 watts	50 lumens per watt
Over 40 watts	60 lumens per watt

RESIDENTIAL LIGHTING

CEC-CF-6R-LTG-01 (Revised 08/09)



INSTALLATION CERTIFICATE		CF-6R-LTG-01
Residential Lighting		(Page 1 of 6)
Site Address:	Enforcement Agency:	Permit Number:

1. Kitchen Lighting

Does project include kitchen lighting?

<input type="checkbox"/> Yes, complete section 1	<input type="checkbox"/> No, go on to section 2
<input type="checkbox"/> Yes §150(k)3: The wattage of permanently installed luminaires (lighting fixtures) has been determined as specified by §130(d).	
<input type="checkbox"/> Yes <input type="checkbox"/> No §150(k)3: In the kitchen, are there electrical boxes finished with a blank cover or where no electrical equipment has been installed, and where the electrical box can be used for a luminaire or a surface mounted ceiling fan? If yes, the following row must also be yes:	
<input type="checkbox"/> Yes <input type="checkbox"/> NA Wattage has been calculated as 180 watts of low efficacy lighting per blank electrical box.	

§150(k)8 Kitchen Lighting must comply with either method (a), (b), or (c) below:

(a) All high efficacy luminaires

<input type="checkbox"/> Yes, complies because only high efficacy luminaires have been installed in the kitchen.
<input type="checkbox"/> No, complies with method (b) or (c).

(b) ≥ 50% watts used by high efficacy luminaires

<input type="checkbox"/> Yes, complies because at least 50% of the installed watts are from permanently installed high efficacy luminaires as demonstrated in the table below: Total A ≥ Total B.
<input type="checkbox"/> No, complies with method (a) or (c).

Fill out the following table if complying with either method (b) or (c).

Table (b)

Luminaire Type	Efficacy		Watts	x	Quantity	=	High Efficacy Watts	or	Low Efficacy Watts
	High	Low							
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
	<input type="checkbox"/>	<input type="checkbox"/>		x		=		or	
Complies with method (b) if A ≥ B							Total: A:	≥	B:

(c) Additional Kitchen Low Efficacy Lighting

<input type="checkbox"/> Yes, complies because the kitchen lighting qualifies for additional low efficacy lighting and as demonstrated in table in (b) (above) and the table in (c) (below) that (A + C) ≥ B
<input type="checkbox"/> No, complies with method (a) or (b).

Additional kitchen low efficacy lighting is available only if all of the following are true:

<input type="checkbox"/> Yes. All low efficacy luminaires in the kitchen are controlled by a vacancy sensor Dimmer energy management control system (EMCS) or a multi-scene programmable control system.
<input type="checkbox"/> Yes. Permanently installed luminaires in garages laundry rooms closets greater than 70 square feet and utility rooms are high efficacy luminaires AND are controlled by a vacancy sensor.

Table (c)

From the Table in (b)		Use 50 W for dwelling units ≤ 2,500 ft ² Use 100 W for dwelling units > 2,500 ft ²	Add	Yes/No ?
A	B	C	A + C	Is (A+C) ≥ B ?

2. Lighting Internal to Cabinets

Does project includes lighting internal to cabinets?

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<input type="checkbox"/> Yes, complete section 2 <input type="checkbox"/> No, go on to section 3
<input type="checkbox"/> Yes, §150(k)9: Permanently installed lighting internal to cabinets uses ≤ 20 watts of power per linear foot of illuminated cabinet.

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CALIFORNIA ENERGY COMMISSION



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3. Installed Devices and Components Have Been Certified to the Energy CommissionDoes the project include any of the devices or components listed below? Yes, complete section 3 No, go on to section 4

<input type="checkbox"/> Yes	§119 and §150(k)7(F): Any of the following devices and components which have been installed have been certified to the Energy Commission according to the applicable provisions of §119: All LED lighting systems that are classified as high efficacy, ballasts used in recessed luminaires, vacancy sensors (automatic off/manual on occupant sensors), dimmers, track lighting integral current limiters, and outdoor motion sensors.
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4. Lighting Controls Complete section 4

<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)7A: Permanently installed low efficacy luminaires are controlled by switches separate from those controlling high efficacy luminaires.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)7B: Exhaust fans with integral lighting systems are switched separately from lighting systems, OR have a lighting system that can be manually turned on and off while allowing the fan to continue to operate for an extended period of time.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)7C: All permanently installed luminaires are switched with readily accessible controls that permit the luminaires to be manually switched on and off.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)7D: All lighting controls have been installed in accordance with the manufacturer's instructions.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)7E: All lighting circuits that are controlled by more than one switch, where a dimmer or vacancy sensor has been installed to comply with §150(k), no controls bypass the dimmer or vacancy sensor functions.

5. Luminaires (Lighting Fixtures)

Does the project include the installation of any luminaires (indoor or outdoor)?

<input type="checkbox"/> Yes, complete section 5 <input type="checkbox"/> No, go on to section 6	
<input type="checkbox"/> Yes	high efficacy luminaire classification has been determined according to §150(k)1, and low efficacy luminaire classification has been determined according to §150(k)2.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)4: Fluorescent lamps rated 13 watts or greater have an electronic ballasts having an output frequency no less than 20 kHz.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)5: Permanently installed night lights, and night lights integral to permanently installed luminaires or exhaust fans, contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and do not contain a line-voltage socket or line voltage lamp holder, OR the night light is rated to consume no more than 5 watts of power and does not contain a medium screw-base socket.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, meet the applicable requirements of §150(k).
<input type="checkbox"/> Yes <input type="checkbox"/> NA	Any electrical box finished with a blank cover or where no electrical equipment has been installed, and where the electrical box can be used for a luminaire or a surface mounted ceiling fan, has been treated as low efficacy luminaires for compliance with §150(k).

Does the project include any luminaires that are recessed into insulated ceilings?

<input type="checkbox"/> Yes, complete the rest of section 5 <input type="checkbox"/> No, go on to section 6	
<input type="checkbox"/> Yes	§150(k)12: Luminaires that are recessed into insulated ceilings meet all of the following conditions:
<input type="checkbox"/> Yes	are listed, as defined in §101, for zero clearance insulation contact (IC) by UL or other nationally recognized testing/rating laboratory, and
<input type="checkbox"/> Yes	have labels that certify the luminaires are airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283 (Exhaust fan housings are not required to be certified airtight), and
<input type="checkbox"/> Yes	are sealed with a gasket or caulk between luminaire housings and the ceiling, and all air leak paths between conditioned and unconditioned spaces have been sealed with a gasket or caulk. (including all exhaust fan housings), and
<input type="checkbox"/> Yes	allows ballast maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling.

6. Indoor Lighting (any indoor room that is not a kitchen)

Does the project include permanently installed luminaires in any room that is not a kitchen?

<input type="checkbox"/> Yes, complete section 6 <input type="checkbox"/> No, go on to section 7	
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)10: Permanently installed luminaires in bathrooms, garages, laundry rooms, closets > 70 ft ² , and utility rooms are high efficacy luminaires OR are controlled by a vacancy sensor.

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Yes NA §150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms are high efficacy luminaires, OR are controlled by a dimmer switch OR are controlled by a vacancy sensor.

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7. Outdoor Lighting

Does the project include any permanently installed outdoor lighting?

<input type="checkbox"/> Yes, complete section 7 <input type="checkbox"/> No, go on to section 8	
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)13: Luminaires providing outdoor lighting, including outdoor lighting for private patios on low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, and which are permanently mounted to a residential building or to other buildings on the same lot are high efficacy luminaires OR are controlled by a manual on/off switch, plus a motion sensor not having an override or bypass switch that disables the motion sensor, plus one of the following three additional control methods:
	a. A photocontrol that does not have an override or bypass switch that disables the photocontrol; or
	b. An astronomical time clock not having an override or bypass switch that disables the astronomical time clock; or
	c. Energy management controls systems (EMCS) not having an override or bypass switch that allows the luminaire to be always on.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	Exception 2: Low efficacy outdoor luminaires used to comply with Exception 1 to §150(k)13 are controlled by an override switch which temporarily bypasses the motion sensing function, and the motion sensor is automatically reactivated within six hours. The luminaire is controlled by a photocontrol, astronomical time clock, or EMCS as required by Exception 1 to §150(k)13.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	Exception 3: There are permanently installed luminaires in or around swimming pools, water features, or other locations subject to Article 680 of the California Electric Code which do not need to be high efficacy luminaires.
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)14: Internally illuminated address signs comply with §148, OR do not contain a screw-base socket and consume no more than 5 watts of power as determined according to §130(d).
<input type="checkbox"/> Yes <input type="checkbox"/> NA	§150(k)15 Lighting for parking lots and carports with a total of 8 or more vehicles per site have lighting that complies with §130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles comply with §130, 131, 134, and 146. If yes, the Nonresidential compliance forms must be submitted

8. Common areas of low-rise residential buildings

Does the project include the installation of any luminaires in common areas of low-rise residential buildings?

<input type="checkbox"/> Yes, complete section 8 <input type="checkbox"/> No, go on to section 9	
<input type="checkbox"/> Yes	§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires OR are controlled by occupant sensor(s) certified to comply with §119(d).

DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided on this form is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for construction, or an authorized representative of the person responsible for construction (responsible person).
- I certify that the installed features, materials, components, or manufactured devices identified on this certificate (the installation) conforms to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcement agency.
- I reviewed a copy of the Certificate of Compliance (CF-1R) form approved by the enforcement agency that identifies the specific requirements for the installation. I certify that the requirements detailed on the CF-1R that apply to the installation have been met.
- **I will ensure that a completed, signed copy of this Installation Certificate shall be posted, or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a signed copy of this Installation Certificate is required to be included with the documentation the builder provides to the building owner at occupancy.**

Company Name: (Installing Subcontractor or General Contractor or Builder/Owner)

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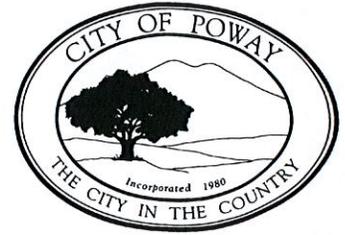
INSTALLATION CERTIFICATE **CF-6R-LTG-01**

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Responsible Person's Name:	Responsible Person's Signature:
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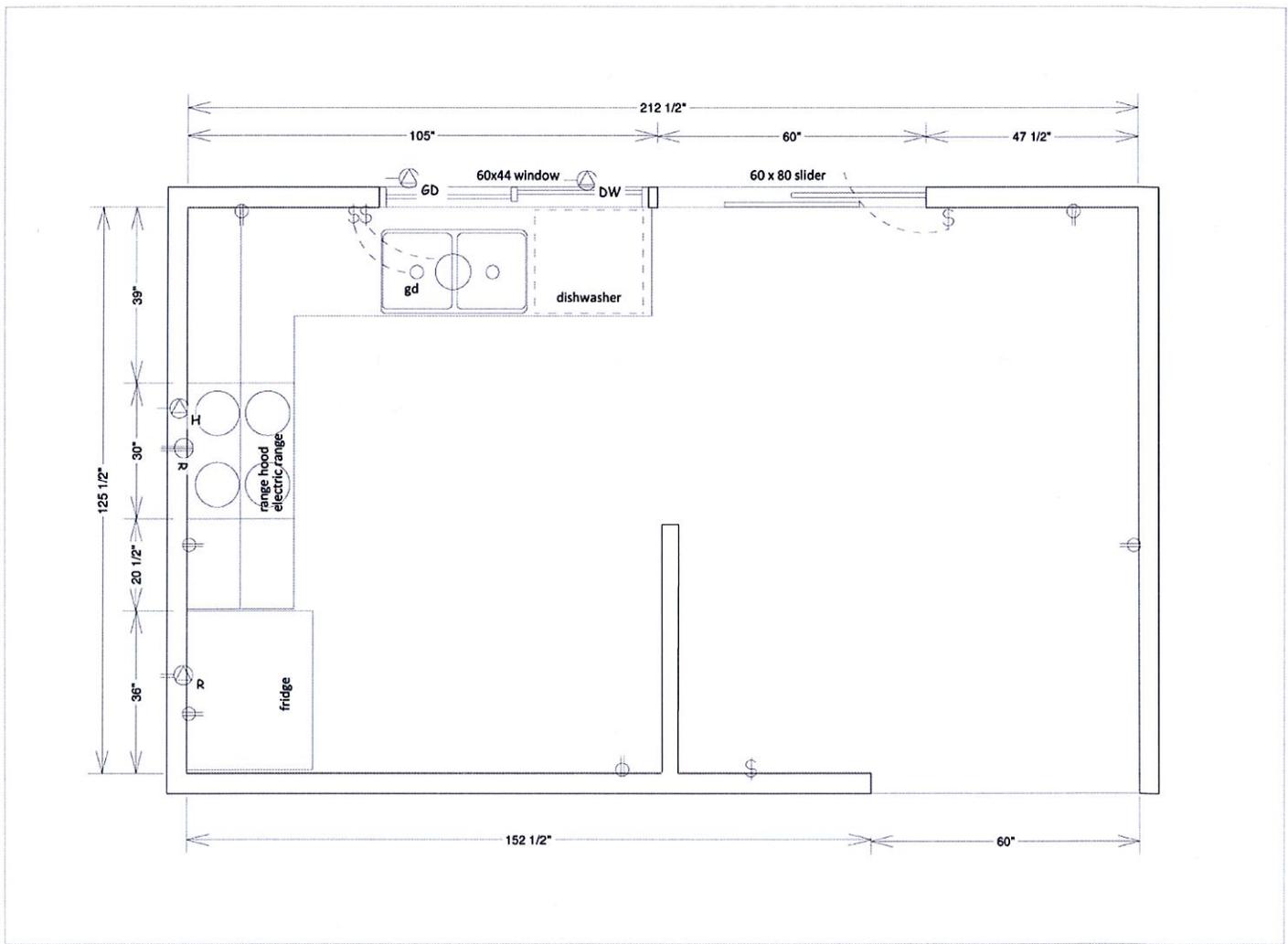
CSLB License:	Date Signed:	Position With Company (Title):
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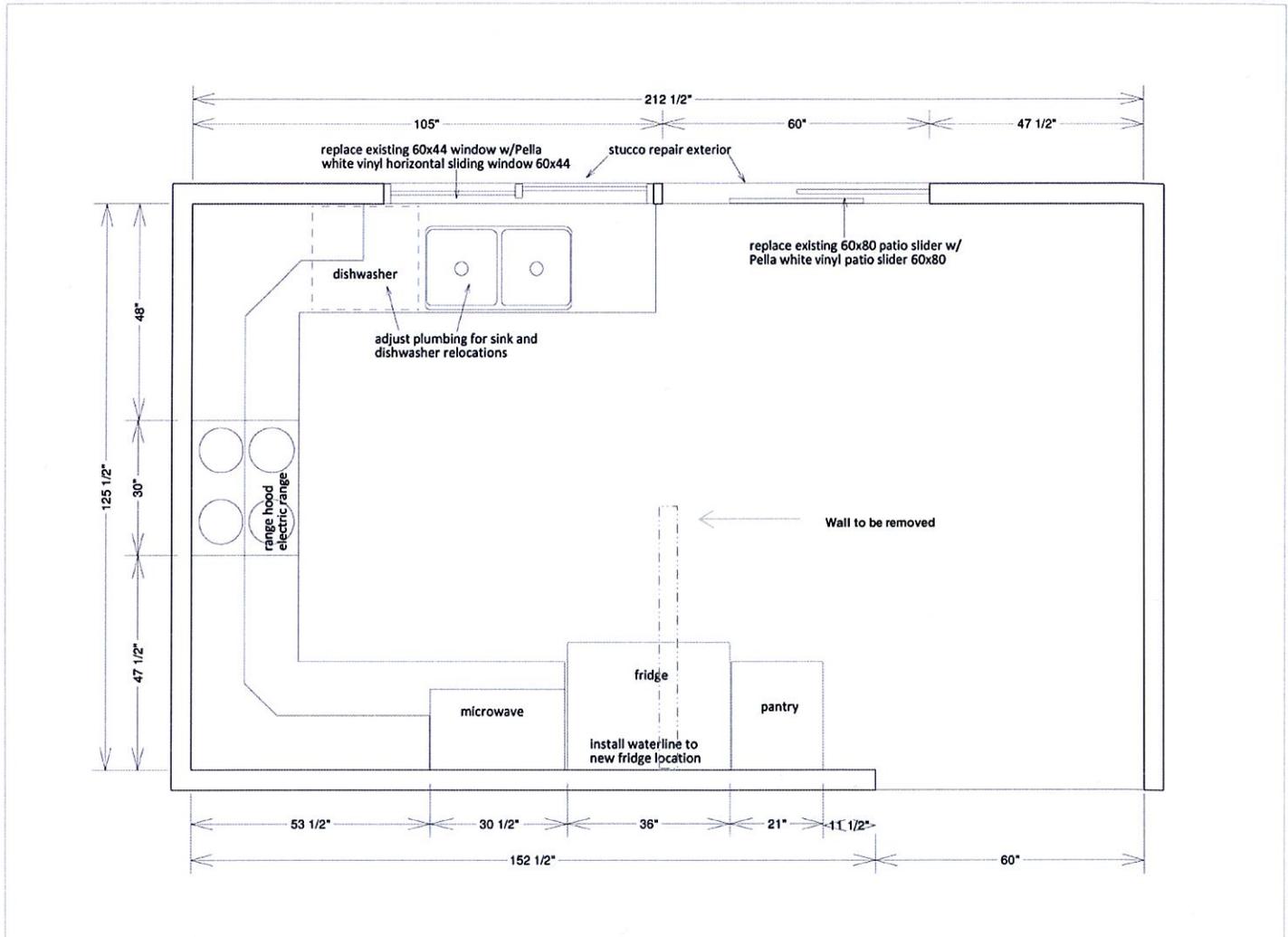
Floor Plan Examples - Kitchen Remodel

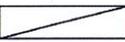
Kitchen Remodel Floor Plan Examples

Existing Layout



Proposed Layout



LEGEND	
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	MOTION SENSOR SWITCH
	3-WAY DIMMER SWITCH
	INCANDESCENT CAN LIGHT
	FLUORESCENT CAN LIGHT
	INCANDESCENT SURFACE MOUNTED LIGHT FIXTURE
	FLUORESCENT SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	HANGING PENDENT LIGHT FIXTURE
	CEILING FAN
	JUNCTION BOX
	RECESSED FLUORESCENT LIGHT FIXTURE
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	EXHAUST FAN
	CEILING MOUNTED OUTLET
	110v. OUTLET
	220v. OUTLET
	G.F.C.I. OUTLET
	WATERPROOF G.F.C.I. OUTLET
	DATA / VOICE / CABLE OUTLET
	PHONE OUTLET
	ELECTRICAL PANEL. SIZE PER PLAN
	GAS METER
	GAS LINE