

RESIDENTIAL:

# KITCHEN REMODEL

**PERMIT INFORMATION:**

Building permits are required whenever there are any alterations, replacements, or additions done to the kitchen that involves changes in the electrical, mechanical, plumbing, and/or framing system. Building permits may include but are not limited to the upgrade of electrical outlets, additions of new lighting, replacement of plumbing fixtures, replacement of damaged drywall due to cabinet and countertop replacements. All requirements shall be in conformance to the currently adopted local and California Building Codes.

**THINGS TO KNOW:**

- A Building Permit may be issued only to a State of California Licensed Contractor or the Homeowner. If the Homeowner hires workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance.
- When a permit is required for an alteration, repair or addition exceeding *one thousand dollars (\$1,000.00)* to an existing dwelling unit that has an attached garage or fuel-burning appliance, the dwelling unit shall be provided with a Smoke Alarm and Carbon Monoxide Alarm in accordance with the currently adopted code.

**DOCUMENT SUBMITTAL LIST:**

**NUMBER OF PLAN SETS:** 8-1/2" x 11" Minimum Size (Note: Text characters shall be at least 1/8" in height and a scale for all drawings).

- Two (2) sets of Complete Plans (see information below for details)

**Forms Required for Submittal:**

- Building Permit Application Form
- Owner/Builder Form (if applicable)
- Construction Waste Handling Plan and Waste Hauler Acknowledgement Form
- Statement of Storm Water Pollution Prevention

**INFORMATION TO BE INCLUDED ON PLANS:**

- Information Required -**
  - Address of Property and Name, Address, Contact Phone Number of Property Owner
  - Applicable Codes
  - Occupancy and Type of Construction
  - Description and Scope of Work
- Architectural Details -**
  - Floor Plan
  - Exterior Elevations (if applicable)
  - Existing and Proposed Kitchen Layout

- Location of Cabinets, Drywall and Insulation Replacement
- Method of Ventilation
- Appliances and Equipment
- Outlets, Fixtures, Switches, Service Panels with Size, Grounding Method, and Sub-panels

**NOTE: This is not a complete list of all required submittals; additional information may be required after initial plan review.**

For any alterations and/or addition to the layout or framing of the existing structure, including but not limited to the modifications of walls, windows, bearing or non-bearing framing members, please comply with all requirements as indicated for Over the Counter Residential Plan Check. These are reviewed **by appointment only**, please call 510-494-4461 or email [dsc\\_recep@fremont.gov](mailto:dsc_recep@fremont.gov) to schedule.

**PERMIT FEES:** *Refer to our currently adopted fee schedule.*

- Permit Application Fee
- Plan Check Fee, *if applicable*
- Building Permit Fee – Based on Valuation
- Document Imaging Fee
- Community Planning Fee (CPF) – 15% of Permit Fee
- SMIP FEE
- Building Standards Fee
- Mechanical, Plumbing and Electrical Permit Fees may apply depending on the scope of work.

**INSPECTIONS:**

A minimum of two inspections is required for kitchen remodels.

- A rough electrical inspection should be scheduled after the electrical boxes are installed and before any devices are connected. Any other structural, mechanical, or plumbing alterations should also be scheduled for a rough inspection. Additional inspections may be needed based on extent of the project.
- Following a rough inspection is typically a drywall inspection code 141; however, check in with your inspector to get clear instructions on what other inspections you have may prior to a final.
- The final inspection should be scheduled after all the work is completed. Review with your inspector during the first inspection the requirements for your project. For each inspection, the Permit Card with the Energy Compliance Report forms completely filled and out attached, and the Approved Job Copy of the Drawings (if any) must be presented to the inspector. A “Smoke and Carbon Monoxide Affidavit Form” and the “Water-Conserving Plumbing Fixtures Certificate of Compliance by Property Owner” required to be completed by the property owner and given to the inspector at final.
- To schedule an inspection please call 510-494-4885 or online at [Fremont.gov/CitizenAccess](http://Fremont.gov/CitizenAccess)

**ADDITIONAL INFORMATION:**

**Kitchen Remodel Requirements (2019 CA Code Requirements):**

- Kitchen doors leading from the garage shall be 1-3/8" thick solid wood or honeycomb core steel doors or 20 minute fire-rated doors equipped with self-closing and self-latching devices. (CRC R302.5.1)
- All installed luminaries shall be high efficacy (CEC (k)(1)(A))
- Minimum 30 inches clearance required above kitchen range, except where 24 inches is allowed per code or manufacturer's specification. (CMC 920.3.2)
- Household cooking appliances shall have a vertical clearance above the cooking top of not less than thirty (30) inches to combustible material or metal cabinets. (CMC 920.3.2)
- Exhaust ducts shall terminate outside the building and shall be equipped with a backdraft damper per CMC Section 504.1.
- All receptacles shall be Arc Fault Circuit Interrupter (AFCI), Ground Fault Circuit Interrupter (GFCI) protected and tamper-resistant (TR).
- Receptacles shall be located so that no point is more than 24 inches from a receptacle outlet measured horizontally along the wall. CEC 210.52 (A)
- Receptacles shall be located no more than 20 inches above countertop.
- On the discharge side of the dishwasher provide a listed air gap fitting. Listed air gaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drain board whichever is higher per CPC Section 807.3.

**CONTACT INFORMATION:**

**DEVELOPMENT SERVICES CENTER** - 39550 Liberty Street, Fremont, CA 94538 - (510) 494-4443

Building and Safety	(510) 494-4400	Plans & Permits Division	(510) 494-4460
Community Preservation	(510) 494-4430	Planning Division	(510) 494-4440
Inspection Scheduling	(510) 494-4885	Zoning Information Line	(510) 494-4455