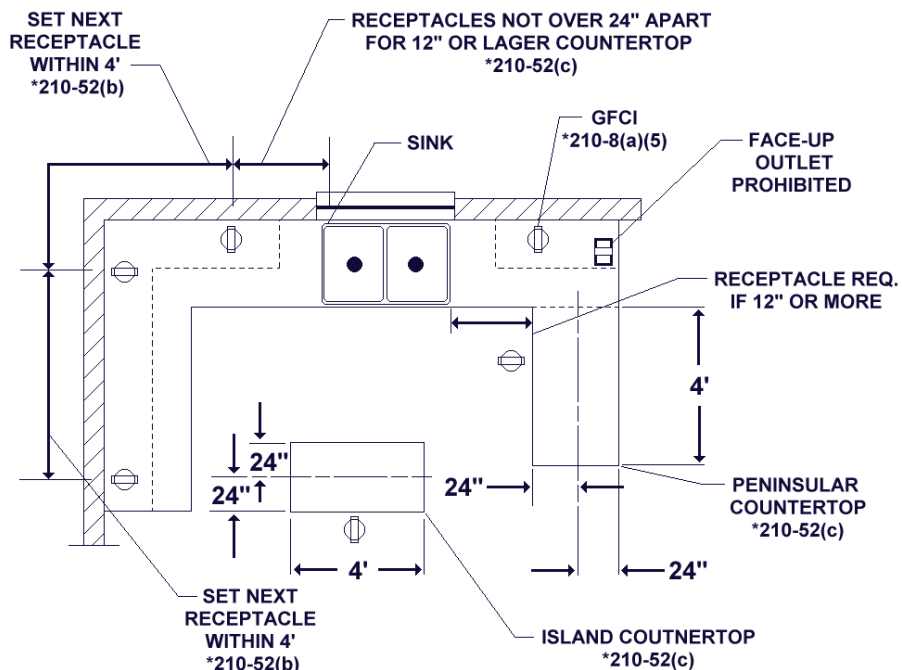




Town of Atherton

General Notes for Residential Kitchen Remodels

1. **It is unlawful:** for any person to damage or harm a Heritage Tree by any means whatever, including, without limitation, vehicles, machinery, or building supplies or material (including fluids) during any construction or renovation of structures on the parcel.
2. **Smoke Alarms:** are required in all sleeping rooms and at the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, plus at least one per floor level or basement, per 2007 California Building Code Section 907.2.10.1.2; provide throughout existing house.
3. **Electrical Requirements:**
**Note: see diagram below*
 - A. A receptacle outlet shall be installed at each wall counter space 12 inches or wider. Outlets shall be installed so that no point along the wall line is more than 24 inches, measured horizontally, from an outlet in that space. Counter top spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter top spaces. Outlet layout shall start at kitchen sink.
 - B. An outlet shall be installed at each island or peninsular countertop with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater.
 - C. All outlets serving countertop surfaces shall have a ground-fault circuit-interrupter (GFCI) protection.
 - D. Outlets serving countertop surfaces shall be supplied by not less than two small appliance (20 ampere) branch circuits. (No lighting is permitted on these circuits)
 - E. Outlets shall not be installed in a face-up position in the work surfaces of countertops.
 - F. Separate circuits are required for all appliances (built-in). Plug-in appliances shall have the plug accessible for disconnect without removing the appliance.
 - G. Provide grounding for frames of kitchen rages as required by 2007 California Electrical Code Article 250.140. This requires a 4-prong plug and cap.
 - H. Kitchen lighting shall be as required by the 2005 Residential Energy Efficiency Standards, section 150(k) or 152. At least 50% of the total rated wattage of permanently installed luminaries in the kitchen must be high efficacy luminaries, as defined in Table 150-C. Luminaries that are not high efficacy must be switched separately.



210-8(a)(5); 210-52(b)(c);
220-4(b); 220-16(a)

4. **Plumbing Requirements:**

- A. An approved dishwasher air-gap fitting is required on the discharge side of the dishwasher.
- B. Traps shall be 17 gauge metal minimum, or other approved material.
- C. Shut-off valves for gas appliances must be readily accessible.
- D. A minimum 2-inch drain is required for kitchen sinks.
- E. All kitchen faucets must be listed by IAPMO or another approved agency.

5. **Additional Requirements:**

- A. Cook top hood exhaust termination must be 3 feet from any window or door.
- B. Vertical clearance from stovetops to unprotected combustible construction is 30 inches minimum; 24 inches if protected per 2007 CMC Section 916.1, unless manufacturers installation instructions specify otherwise.
- C. All equipment, fixtures, and appliances shall be installed per manufacturers instructions.
- D. Doors from garages are required to be tight-fitting, 1-3/8 inch solid core; or 20-minute rated with a self-closing mechanism.
- E. Broilers/barbecues require a minimum 100 cfm per square foot exhaust fan, hood intake.
- F. Bored holes in nonbearing partitions are limited. (See detail below)

Section 2308.9.11. Bored Holes. Bored holes not greater than 60% of the width of the stud are permitted in non-bearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are so bored.

In no case shall the edge of the bored hole be nearer than 5/8 inch to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.

