



COMMUNITY DEVELOPMENT DEPARTMENT
PLAN REVIEW ACCEPTANCE CHECK LIST FOR RESIDENTIAL KITCHENS WITHOUT ALTERATION
OF STRUCTURAL BEARING CONSTRUCTION

BUILDING

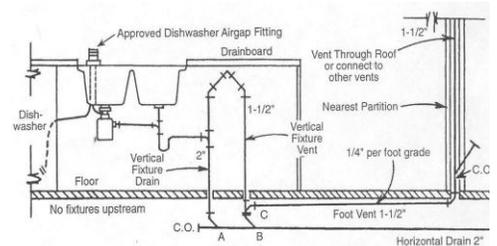
1. Minimum ceiling height in a kitchen is 7'-0" clear, from the finished floor to the finished ceiling.
2. Kitchens shall have a clear passageway of not less than 3'-0" between counter fronts and appliances or counter fronts and walls.
3. Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as exteriors, garages, crawl spaces and attics. Type or insulation required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling and Floor R-19.
4. Doors opening to garages must be a minimum of 1-3/8" solid core with two self-closing hinges, and the door must seal on all four edges. Doors must not open up over steps or landing lower than 1" from the threshold of the door.
5. A modified 1-hr wall is required between the garage and the kitchen. The garage side sheetrock shall be 1/2" type X.

ELECTRICAL:

6. Provide a completed CF-1R-ALT RESIDENTIAL ALTERATIONS CERTIFICATE form. (attached)
7. At least 50% of total wattage in kitchen must be **high efficacy**. Low efficacy fixtures may be installed but not to exceed 50% of total wattage in kitchen area.
8. Two 20 amp. dedicated kitchen counters circuits are required. All the kitchen counter receptacles shall be GFCI protected. The counter top circuits may only be shared with the dining room or a pantry. Dishwashers, garbage disposals, insta-hots, compactors, built in microwave ovens, and the kitchen lighting **shall not** be on the same electrical circuits (dedicated).
9. Receptacles are to be located so no appliances are further than 2'-0" from any plug. (4' max. apart located on all counters) Counter tops wider than 12" require receptacles. Receptacle shall be no higher than 20" above the counter.
10. Island or peninsulas require at least 1 receptacle. The receptacles may not be more than 12" below the counter surface or be below a counter that extends more than 6" beyond a cabinets end. When an interruption in countertop surface occurs, a receptacle shall be installed on each side of the sink or appliance.
11. The maximum length for a garbage disposal cord is 36" and a dishwasher is 48". Attachment plug and receptacle shall be accessible.
12. Multiwire duplex receptacles for garbage disposals and dishwashers require common trip breaker in the service panels.

PLUMBING:

13. All new gas piping shall be sized to supply sufficient gas to the appliances. The gas piping shall be tested with 3 lbs of pressure for a minimum of 15 minutes.
14. Hot water piping 3/4" and greater serving a kitchen shall be insulated with minimum 1" wall thickness insulation.
15. All oven and stove gas valves shall be readily accessible and be within 3'-0" of the appliance. Connectors may not be concealed or pass through any floor, wall partition, ceiling or appliance housing cabinet.
16. A 2" accessible plumbing cleanout under the sink shall be required if the sink is the highest fixture on the system.
17. An air-gap above the sink rim shall be installed between the dishwasher drainpipe and the garbage disposal inlet. (See manufacturer's installation instructions.)



MECHANICAL

18. A vertical minimum clearance of 30" is required above a range to combustibles materials, and a minimum vertical clearance of 24" above the range to the built-in microwave ovens is required. NOTE: Larger units require greater clearances, refer to the manufacturers requirements.
19. Back draft damper are required on ventilation systems exhausting to the exterior.
20. Mechanical ventilation will be required in the kitchen if no there are operable windows or skylights with a net clear opening of a least 4% of the floor area, or adequate ventilation cannot be obtained from an adjoining room.

GENERAL

21. Manufacturer's installation instructions and specifications for all cooking appliances are to be on-site at time of rough electrical inspection. Appliances shall be installed as required with the manufacturer's listing of the appliance.
22. Final inspection will require operational smoke detectors in all the bedrooms and adjoining hallway outside the bedrooms on every living level of the home. Hard-wired smoke detectors shall be installed when new wiring is installed in locations where detectors are required.
23. Final inspection will require operational carbon monoxide detectors outside all the bedrooms, and on every living level of the home. Hard-wired interconnected carbon monoxide detectors shall be installed when new wiring is installed in locations where detectors are required.
24. Planning Division Final is required for any exterior changes.

Typical kitchen floor plan showing general requirements:

Provide the following: Four sets of plans with the following information; Owners, Name & address, page numbers – dimensioned drawings – minimum paper size 8" x 11"

Identify: Existing walls, walls to be removed and/or added - switches, lights, florescent lights - plugs, GFI plugs - 220 outlets – plumbing - gas lines & location of valves - doors - windows - skylights - appliances - exhaust fans or ventilation

Show: Dimensions and sizes of the rooms, walls, pipes, doors, windows and note height of ceilings

