



City of San Mateo
Building Division
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Kitchen Remodel Guide

Revised 12/26/2019

ENERGY AND GREEN BUILDING CODE REQUIREMENTS

1. Install R-15 insulation in 2 x 4 walls, (R-20 in 2 x 6 walls), between conditioned and unconditioned space.
2. Install R-19 insulation at underfloor.
3. Install R-30 insulation at ceilings exposed to unconditioned space.
4. Recessed lights shall be pin based fluorescent or LED. Screw in base not allowed.
5. All installed lighting fixtures (luminaires) shall be high-efficacy type or JA8 listed.
6. Kitchen range ventilation hoods shall be vented to the exterior.
7. Hot water pipes $\frac{3}{4}$ " or larger shall be insulated (1" thick) between water heater and kitchen sink in alterations to kitchens where the pipes are exposed or accessible during construction.

ELECTRICAL CODE REQUIREMENTS

1. Label all breakers.
2. All multi-wire circuits shall have a means of simultaneously disconnecting all ungrounded conductors at the breaker panel.
3. All conductors for multi-wire circuits shall be grouped with wire ties within the breaker panel.
4. All new 15 and 20 amp circuits shall be protected with an arc fault circuit interrupter (AFCI) and shall be tamper resistant.
5. Provide a minimum of two 20 amp circuits for kitchen counter receptacles.
6. Provide additional dedicated circuits for dishwasher, disposer, microwave and other appliances as required by the NEC or manufacturer installation instructions.
7. Provide GFCI protected, tamper-resistant receptacles at all kitchen counters, spaced so that no space along the counter is more than 24" from a receptacle, measured from the edge of a counter, sink or range. Applicable to any counter more than 12" in length.
8. Install minimum one GFCI receptacle on the kitchen counter peninsula long dimension space
9. Install minimum one GFCI receptacle at kitchen island.
10. GFCI Receptacles may be mounted maximum 12" below countertop with maximum 6" overhang.

KNOB AND TUBE WIRING WITH INSULATION COVER REQUIREMENTS

All existing knob and tube wiring to remain shall be in factory listed condition. Any alterations require a licensed electrician to certify the wiring is to code and safe prior to cover. Any knob and tube which is questionable or deteriorated shall be removed and replaced with a listed product.

MECHANICAL CODE REQUIREMENTS

1. All new equipment shall be installed in accordance with manufacturer's specifications.
2. Manufacturer's installation instructions shall be available at final inspection.
3. When installing a kitchen range hood, vent shall be smooth metal only.
4. Range hood shall terminate not less than 3' from openings & property lines.

PLUMBING CODE REQUIREMENTS

1. The gas shut-off valve for gas range or oven shall be installed at an accessible location.
2. Kitchen faucets shall be maximum 1.8 gallons per minute.
3. Dishwashers require an airgap fitting.

PLUMBING – KITCHEN ISLAND VENTS

1. When a sink is located in an island with no connection to a wall, waste and vent lines may be arranged using special venting for island fixtures. See Figures 9-15 a and b.
2. The following items are parts of special venting.
 - a. An accessible clean out shall be installed in the vertical portion of the foot vent
 - b. No horizontal sections are permitted in the loop vent.
 - c. Use a wye connection at the loop to foot vent (a sanitary tee is not permitted).
 - d. The island sink drain, upstream of the returned vent, shall serve no other fixtures.

RESIDENTIAL BUILDING CODE GENERAL REQUIREMENTS

1. Provide hardwired, interconnected smoke and carbon monoxide alarms w/battery backup:
 - a. Smoke alarms inside each bedroom and immediately outside the sleeping rooms.
 - b. Carbon monoxide alarms hallway adjacent to sleeping rooms.
 - c. On each level including basements (not including crawl spaces), and habitable attics.
 - d. Provide battery smoke and carbon monoxide alarms when hardwiring is not possible.
2. Minimum height for kitchen ceilings is 7' - 0":

Figure 9-15 (a)

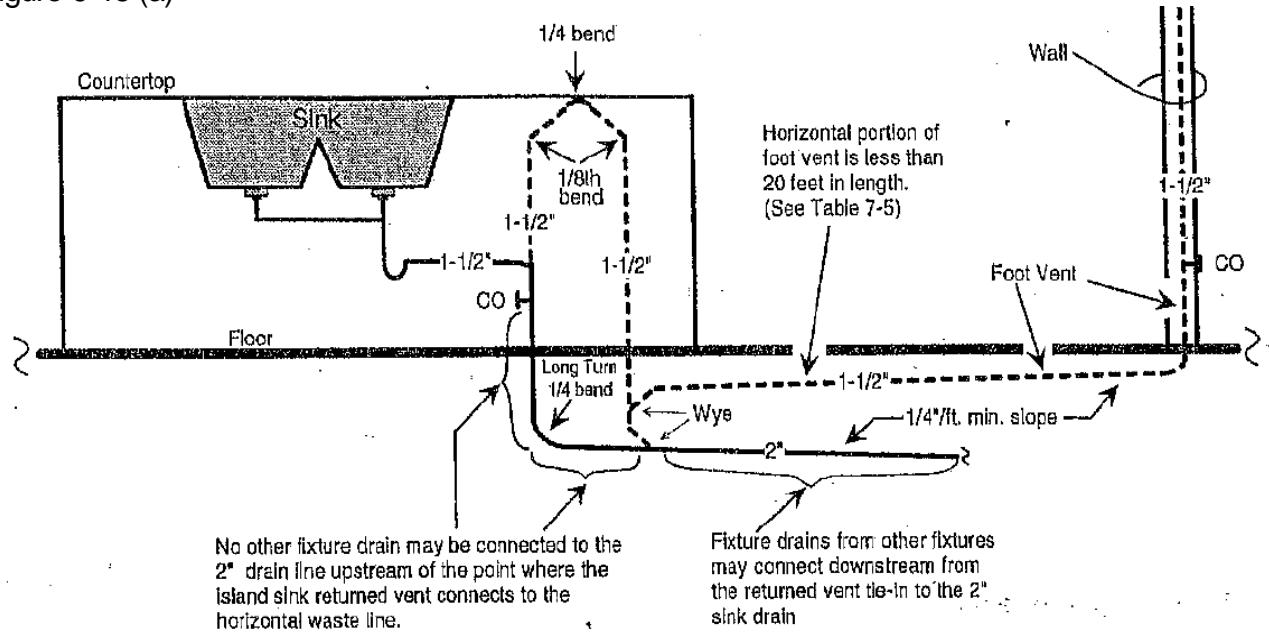


Figure 9-15 (b)

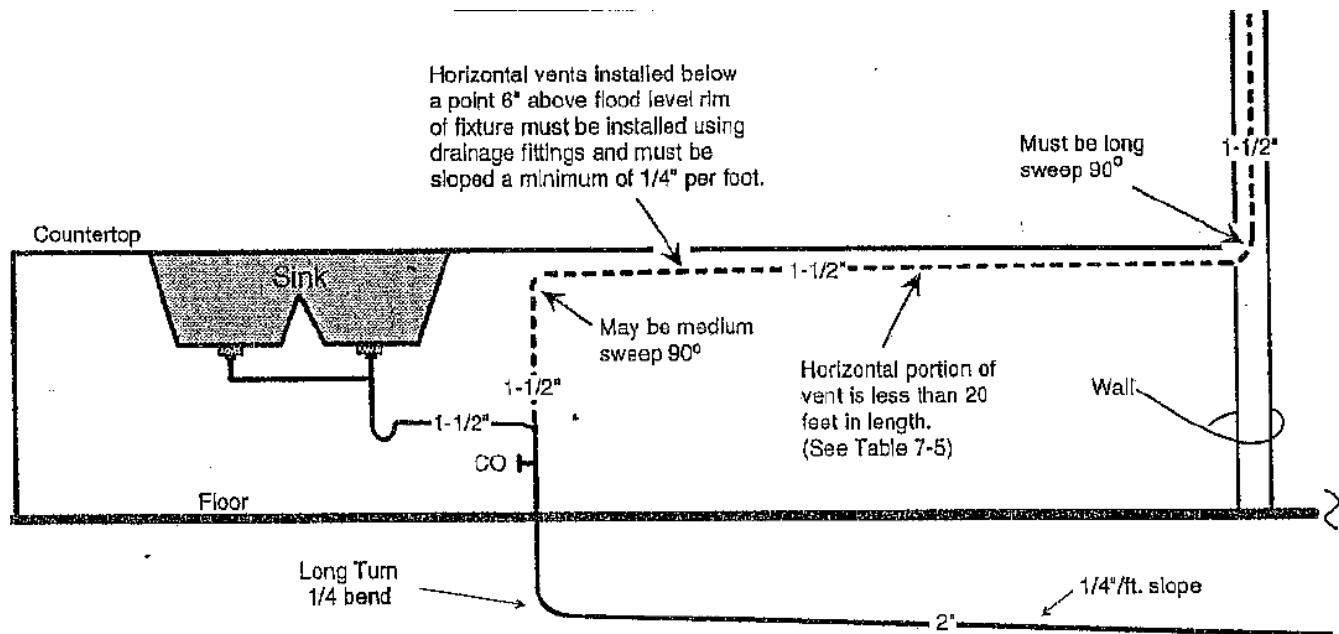


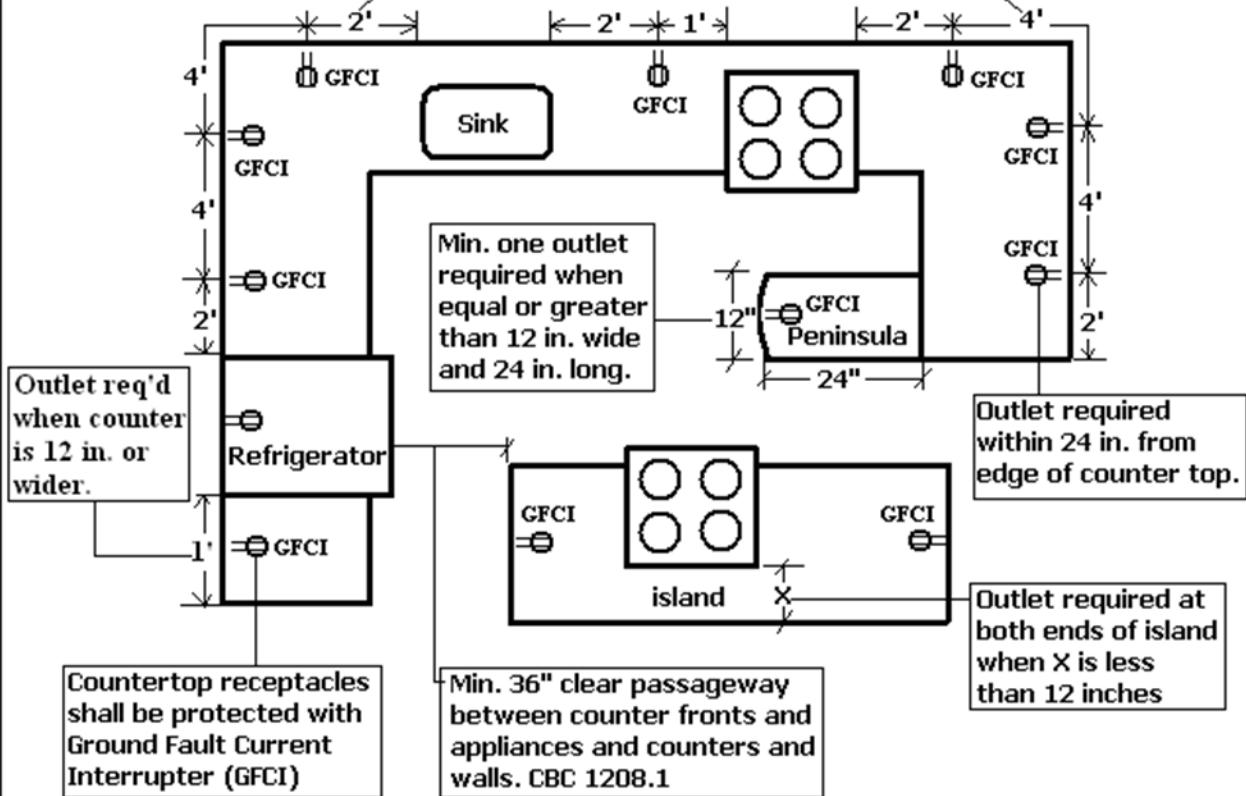
FIGURE A-1

KITCHEN COUNTERTOP RECEPTACLES

CITY OF SAN MATEO

All receptacles shall
be tamper-resistant
CEC 210.52

FREQUENTLY MISSED
Outlets required within
24 in. of edge of sink
and appliances and no
more than 48 in.
on center. CEC 210.52



Outlet required behind sink when X is equal to or greater than 18 inches.

Outlet required within no more than 20 in. above counter and within 12 in. below counter.