



BUILDING DIVISION

STANDARD SINGLE FAMILY DWELLING KITCHEN/BATHROOM REMODEL PLAN

SCOPE:

THIS STANDARD PLAN IS ONLY APPLICABLE FOR INTERIOR REMODEL OF KITCHENS AND BATHROOMS WITHIN A SINGLE FAMILY DWELLING OF TYPE VB CONSTRUCTION, R-3 OCCUPANCY. THIS STANDARD PLAN DOES NOT APPLY TO:

- A. MULTI-FAMILY DWELLINGS (DUPEX, TOWNHOMES, ATTACHED CONDOS, ETC.)
- B. RELOCATION AND/OR ALTERATIONS OF WALLS, DOORS OR WINDOWS AND OR WINDOW REPLACEMENTS.
- C. COMBINATIONS WITH OTHER PLANS FOR A SUBSTANTIAL RENEWAL PROJECT

APPLICABLE STANDARDS:

2022 CALIFORNIA RESIDENTIAL CODE (CRC); 2022 CALIFORNIA BUILDING CODE (CBC) ASCE 7-16;
 2022 CALIFORNIA PLUMBING CODE (CPC); 2022 CALIFORNIA ELECTRICAL CODE (CEC);
 2022 CALIFORNIA MECHANICAL CODE (CMC); 2022 BUILDING ENERGY EFFICIENCY STANDARDS (BEES);
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CBGC); AND THE NEWPORT BEACH MUNICIPAL CODE (NBMC)

FLOOD ZONE:

PROJECTS LOCATED WITHIN FEMA SPECIAL HAZARD FLOOD ZONES ARE REQUIRED TO PROVIDE DETERMINATION OF SUBSTANTIAL IMPROVEMENT. SEE PLAN CHECK ENGINEER OR PLAN CHECK SUPERVISOR FOR ASSISTANCE.

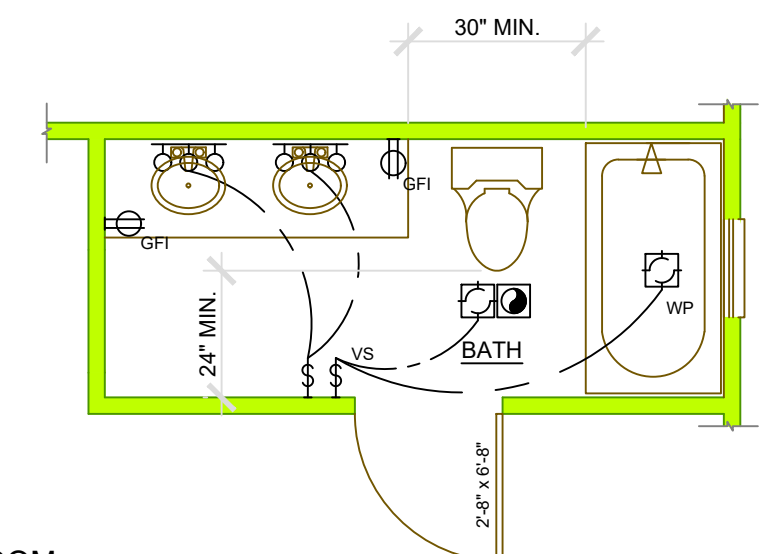
CONSTRUCTION REQUIREMENTS

1. BATHROOM:
 - A. ROOMS CONTAINING WATER CLOSET COMPARTMENTS, BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. CRC R303.3.1, CBC 1202.5.2.1, CMC T403.7
 - B. CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24-INCHES IN FRONT, AND 15-INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. CPC 402.5
 - C. WATER CLOSET SHALL HAVE AN AVERAGE CONSUMPTION OF A MAXIMUM OF 1.28 GALLONS OF WATER PER FLUSH. CPC 411.2
 - D. RESIDENTIAL FAUCETS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 1.2 GALLONS PER MINUTE MEASURED AT 60 PSI, AND 0.8 GALLONS PER MINUTES AT 20 PSI. CPC 407.2.2
 - E. SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 1.8 GALLONS OF WATER PER MINUTE AT 80 PSI. CPC 408.2
 - F. WALL COVERING OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF SMOOTH, NONABSORBENT SURFACE EXTENDED TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2, CBC 1208.1
 - G. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FEET) OR MORE IN CLEAR FLOOR AREA, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. CPC 408.6
2. KITCHEN:
 - A. KITCHEN SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FT. CBC 1207.1
 - B. PROVIDE LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 CFM. CEC 150(o), ASHRAE STD. 62.2.
 - C. FAUCETS AT KITCHENS SHALL NOT EXCEED A WATER SUPPLY FLOW RATED OF 1.8 GALLONS PER MINUTE MEASURED AT 60 PSI. CPC 420.2.1
3. SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING HAZARDOUS LOCATIONS CRC R308.4 (CBC 2406.4):
 - A. WHEN LOCATED WITHIN 60-INCHES OF THE FLOOR SURFACE IN TUBS, SHOWERS, SAUNAS, OR STEAM ROOMS.
 - B. WHERE GLAZING AREA IS MORE THAN 9 SQ. FT. IN AREA, WITH THE BOTTOM EDGE LESS THAN 18-INCHES ABOVE THE FLOOR AND TOP EDGE MORE THAN 36-INCHES ABOVE FLOOR.
4. ELECTRICAL:
 - A. ALL RECEPTACLE OUTLETS IN BATHROOMS, ABOVE KITCHEN COUNTERTOP, CRAWL SPACES, GARAGE, ROOFTOPS, OUTDOOR OUTLETS, WITHIN 6-FEET OF WET BAR SINK/LAUNDRY SINK TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI). CEC 210.8.
 - B. ALL RECEPTACLE OUTLETS ARE REQUIRED TO BE LISTED TAMPER RESISTANT. (CEC 406.12 AND 210.52)
 - C. COMBINATION TYPE AFCI CIRCUIT BREAKERS ARE REQUIRED FOR ALL 120 VOLT SINGLE PHASE 15/20 AMP BRANCH CIRCUITS, EXCEPT FOR BATHROOMS, KITCHENS, GARAGES, OUTDOORS, AND LAUNDRY ROOMS. (CEC 210.12(B))
 - D. AT A MINIMUM, ONE DEDICATED 20 AMP CIRCUIT IS REQUIRED FOR A BATHROOM. (CEC 210.11(C)(3))
 - E. A GFCI PROTECTED RECEPTACLE IS REQUIRED WITHIN 3 FEET OF THE EDGE OF EACH BASIN IN A BATHROOM. (CEC 210.52(D))
 - F. RECEPTACLE OUTLETS ARE NOT ALLOWED WITHIN OR OVER A BATHTUB OR SHOWER STALL. (CEC 406.9 (C))
 - G. SUBPANELS ARE NOT ALLOWED TO BE LOCATED IN BATHROOMS, CLOTHES CLOSETS, OR IN THE FIRE WALL ENVELOPE. (CEC 240.24(D) AND 240.24(E))
 - H. CIRCUITS SHARING A GROUNDED CONDUCTOR (NEUTRAL) WITH TWO UNGROUNDED (HOT) CONDUCTORS MUST USE A TWO POLE CIRCUIT BREAKER OR AN IDENTIFIED HANDLE TIE. (CEC 210.4(B)) GROUP NON-CABLE CIRCUITS IN PANEL (CEC 210.4(D))
 - I. THE KITCHEN COUNTER TOP RECEPTACLES MUST HAVE A MIN. OF 2 DEDICATED 20 AMP CIRCUITS AND SHALL BE GFCI PROTECTED. (CEC 210.52(B))
 - J. THE RECEPTACLES IN THE DINING AREA, PANTRY, OR BREAKFAST NOOK MUST BE SUPPLIED BY DEDICATED 20 AMP CIRCUITS. (CEC 210.52(B))
 - K. KITCHEN COUNTER TOPS 12 INCHES OR WIDER MUST HAVE A RECEPTACLE OUTLET. (CEC 210.52(C))
 - L. KITCHEN COUNTER TOPS MUST HAVE RECEPTACLE OUTLETS SO NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24 INCHES FROM A RECEPTACLE. (CEC 210.52(C))
 - M. ISLAND AND PENINSULAR COUNTER TOPS MUST HAVE AT LEAST ONE RECEPTACLE. (CEC 210.52(C)(2) AND (3))
 - N. KITCHEN COUNTERTOP RECEPTACLES SHALL BE READILY ACCESSIBLE, AND LOCATED NO MORE THAN 20 INCHES ON OR ABOVE, OR MORE THAN 12 INCHES BELOW THE COUNTERTOP SURFACE. (CEC 210.52(C)(5))
 - O. THE SPACING FOR GENERAL RECEPTACLE OUTLETS MUST BE LOCATED SO THAT NO POINT ON ANY WALL OR FIXED GLASS IS OVER 6 FEET FROM A RECEPTACLE OUTLET. (CEC 210.52(A)1)
5. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC 314.3):
 - A. IN EACH SLEEPING ROOM.
 - B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - C. ON EACH ADDITIONAL STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.
 - D. SMOKE ALARMS SHALL BE INSTALLED AT LEAST 3 FT. HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC SECTION R314.3.
6. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED UNLESS EXEMPTED IN ACCORDANCE WITH SECTIONS R314.4 & R314.6.
7. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (R315.3):
 - A. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.

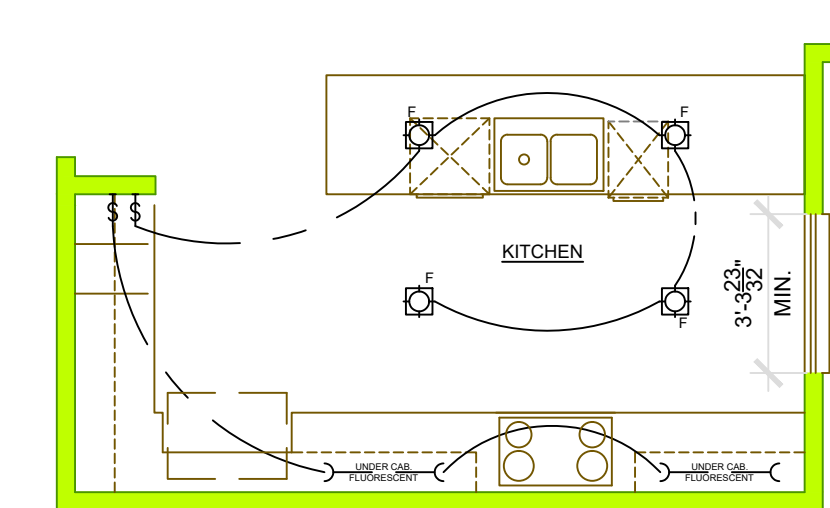
TITLE 24 ENERGY MANDATORY MEASURES

DUCTS AND FANS MEASURES:

1. EXHAUST FAN SYSTEMS HAVE BACK DRAFT OR AUTOMATIC DAMPERS. CALIFORNIA ENERGY CODE 150 (m)7
2. JOINTS AND SEAMS OF DUCT SYSTEMS AND THEIR COMPONENTS SHALL NOT BE SEALED WITH CLOTH BACK RUBBER ADHESIVE DUCT TAPES UNLESS SUCH TAPE IS USED IN COMBINATION WITH MASTIC AND DRAWS BANDS. CALIFORNIA ENERGY CODE 150(m)2D
3. FLEXIBLE DUCTS HAVING POROUS INNER CORES SHALL HAVE A NON-POROUS LAYER OR AIR BARRIER BETWEEN THE INNER CORE AND THE OUTER VAPOR BARRIER. CALIFORNIA ENERGY CODE 150(m)10 RESIDENTIAL LIGHTING MEASURES.
4. ALL INSTALLED LUMINAIRES MUST BE HIGH-EFFICACY FOR COMPLIANCE WITH SECTION 150.0(k) IN ACCORDANCE WITH TABLE 150.0-A.
5. BALLAST FOR FLOURESCENT LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ. -150 (k)1.D.
6. LIGHTING INTEGRAL TO EXHAUST FANS, IN ROOMS OTHER THAN KITCHENS, SHALL MEET THE APPLICABLE REQUIREMENTS OF -150(k)-150(k)1.F
7. ALL SWITCHING DEVICES AND CONTROLS SHALL MEET THE REQUIREMENTS OF BEES 110.9. -150(k)2
8. LIGHTING INSTALLED IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. CALIFORNIA ENERGY CODE 150(K)2.1
9. LIGHTING INSTALLED IN ROOMS OR AREAS OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY EITHER DIMMER OR VACANCY SENSORS. CAL. ENERGY C. 150(K)2
- EXCEPTION 1 TO SECTION 150.0(k)2J: LUMINAIRES IN CLOSETS LESS THAN 70 FEET
- EXCEPTION 2 TO SECTION 150.0(k)2J: LUMINAIRES IN HALLWAYS.
10. LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283; AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING. CAL ENERGY C. 150(k)1.C
11. PROVIDE CF2R-LTG-01-E FORM TO THE BUILDING INSPECTOR FOR NEW REVISED LIGHTING.

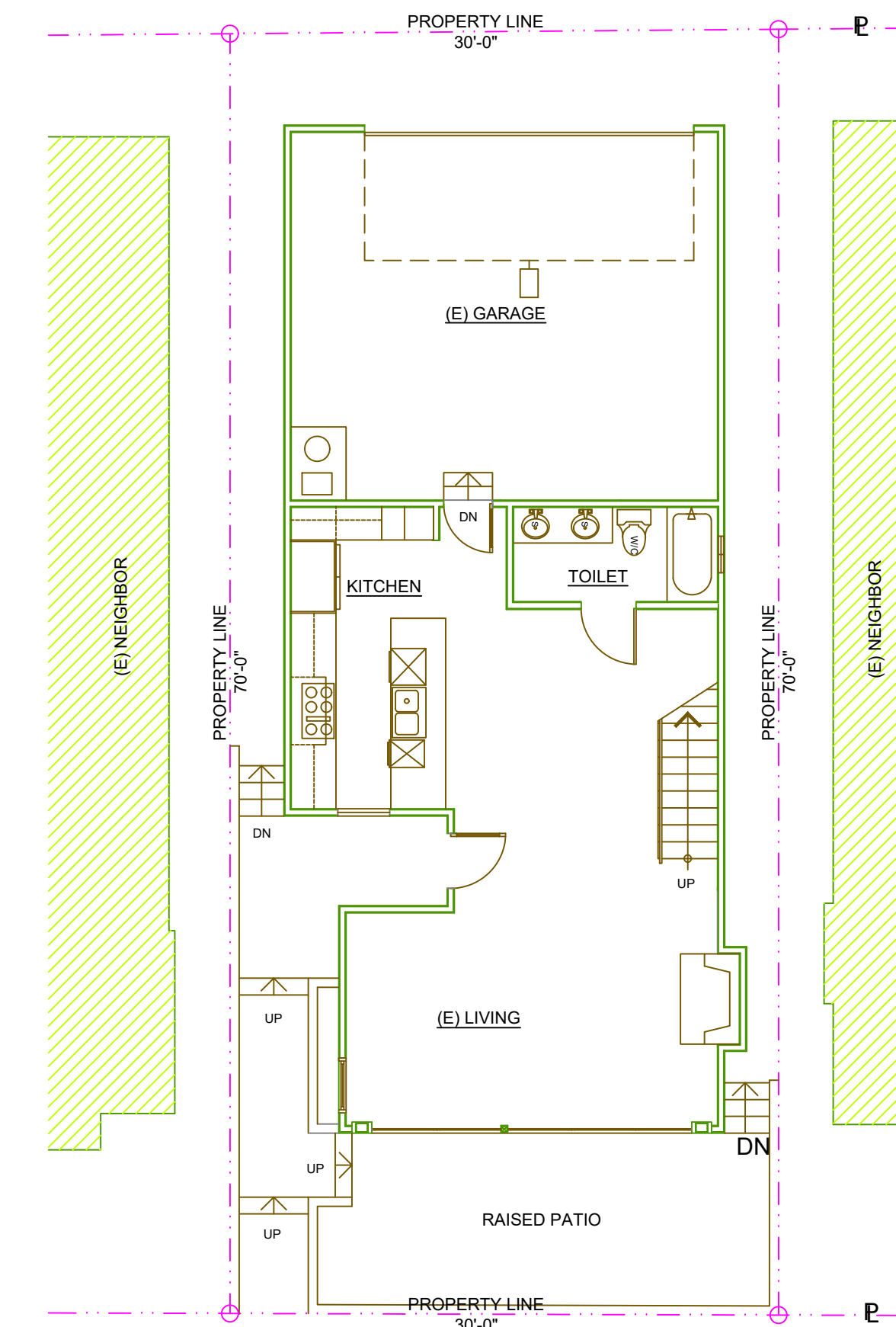


BATHROOM PARTIAL PLAN (EXAMPLE)
N.T.S.



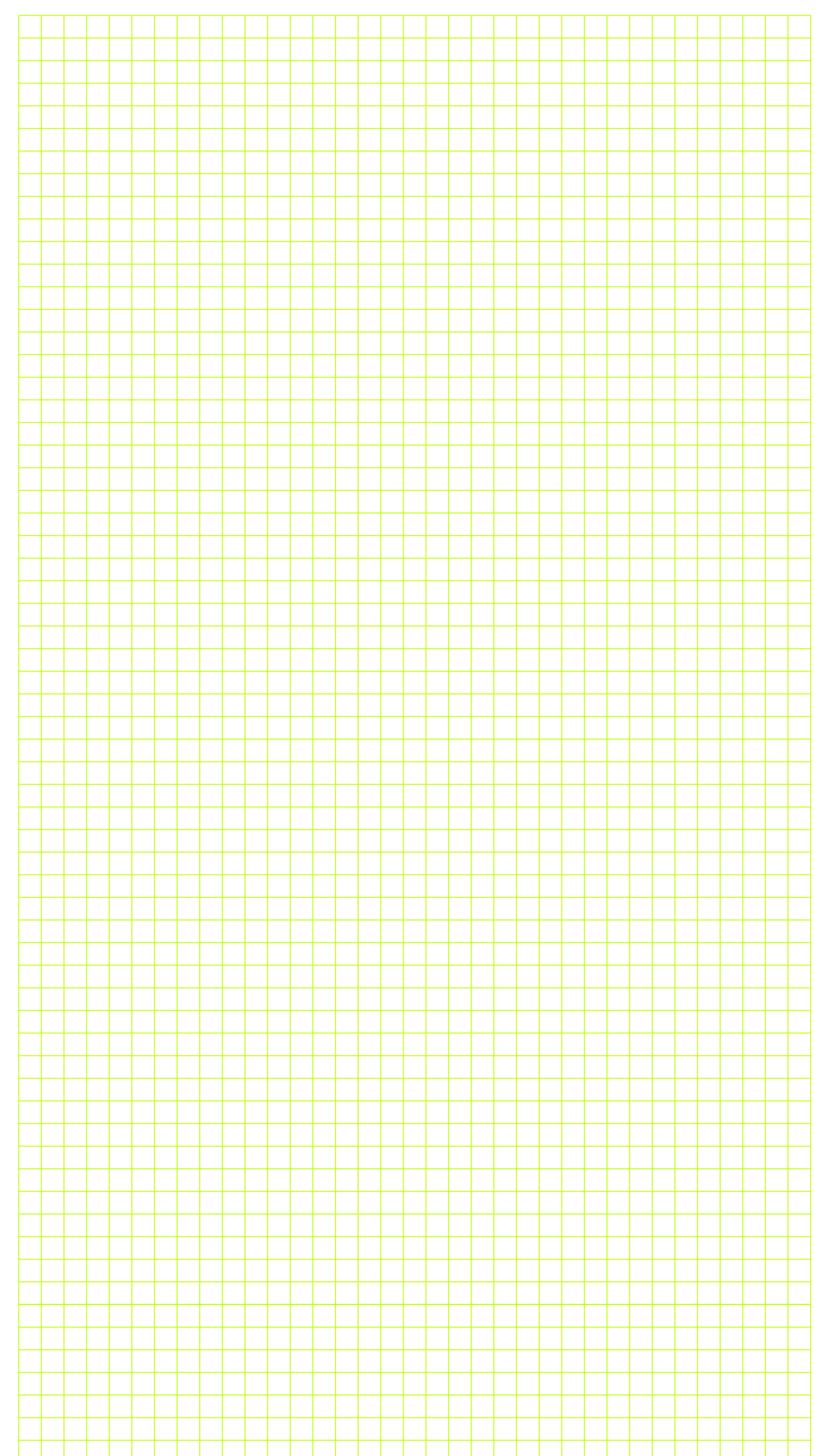
KITCHEN PARTIAL PLAN (EXAMPLE)
N.T.S.

ALLEY



STREET NAME

SAMPLE SITE PLAN
N.T.S.



SITE PLAN
SCALE 1/8"=1'-0"

SCOPE OF WORK:	
PROJECT ADDRESS:	
OWNER'S NAME:	PLAN PREPARER:
TEL. NO.:	CONTACT INFO:
PREPARER SIGNATURE:	LICENSE NO.: