



# 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 (DUPLEX, 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 (CBG); AND THE NEWPORT BEACH  
 MUNICIPAL CODE (NBMIC)

### FLOOD ZONE:

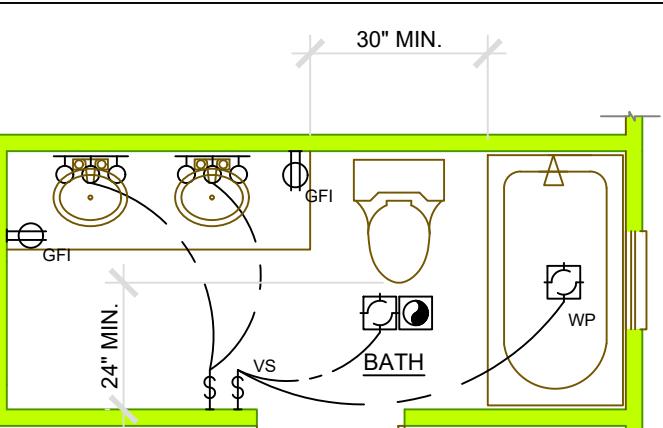
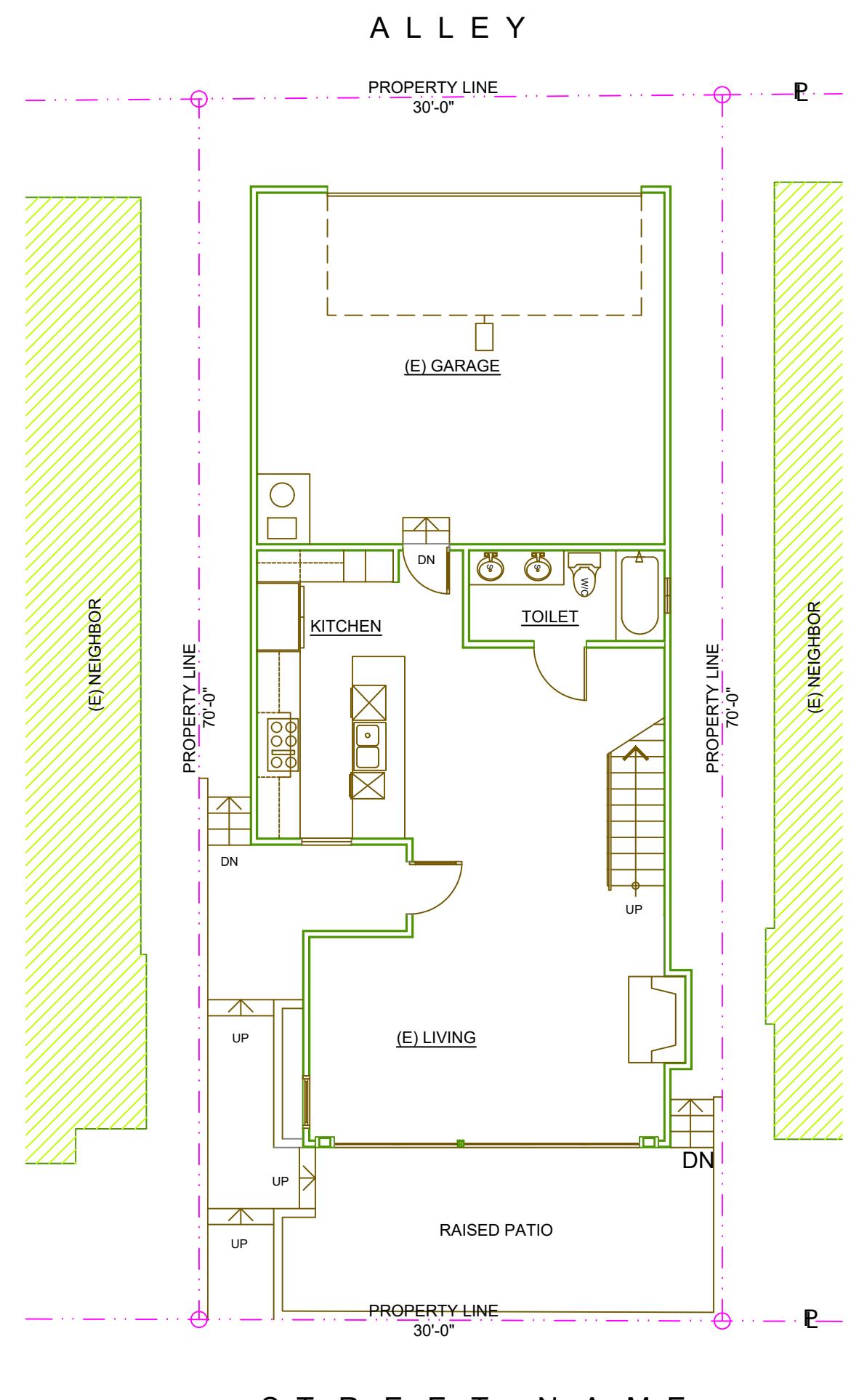
PROJECTS LOCATED WITHIN FEMA SPECIAL HAZARD FLOOD ZONES ARE REQUIRED TO PROVIDE DETERMINATION OF SUBSTANTIAL IMPROVEMENT. SEE PLAN CHECK ENGINEER OR PLAN CHECK SUPERVISOR FOR ASSISTANCE.

### CONSTRUCTION REQUIREMENTS

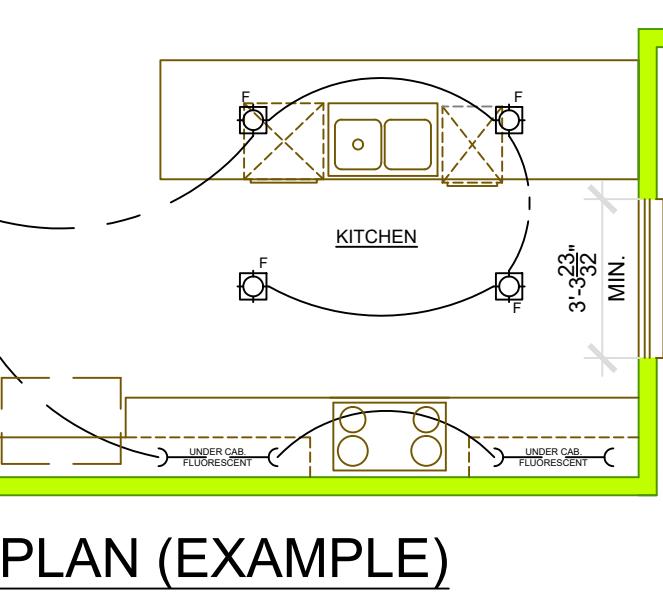
1. BATHROOM:
  - A. ROOMS CONTAINING WATER CLOSET COMPARTMENTS, BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. CRC R325.2.1, CBC 1202.5.2.1, CMC T403.7
  - B. CLEARANCE FOR WATER CLOSET TO BE A MINIMUM 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 MINUTE 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 408.3
  - F. WALL COVERING ON SHOWERS OR TUBS WITH SHOWERS SHALL BE OF SMOOTH, NONABSORBENT SURFACE EXTENDED TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R327.2, 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 408.7
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(i), 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 R324.4 (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 310.3):
  - 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.
  - E. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED UNLESS EXEMPTED IN ACCORDANCE WITH SECTIONS R310.4 & R310.6.
6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (R311.3):
  - A. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
  - B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.

### SAMPLE SITE PLAN

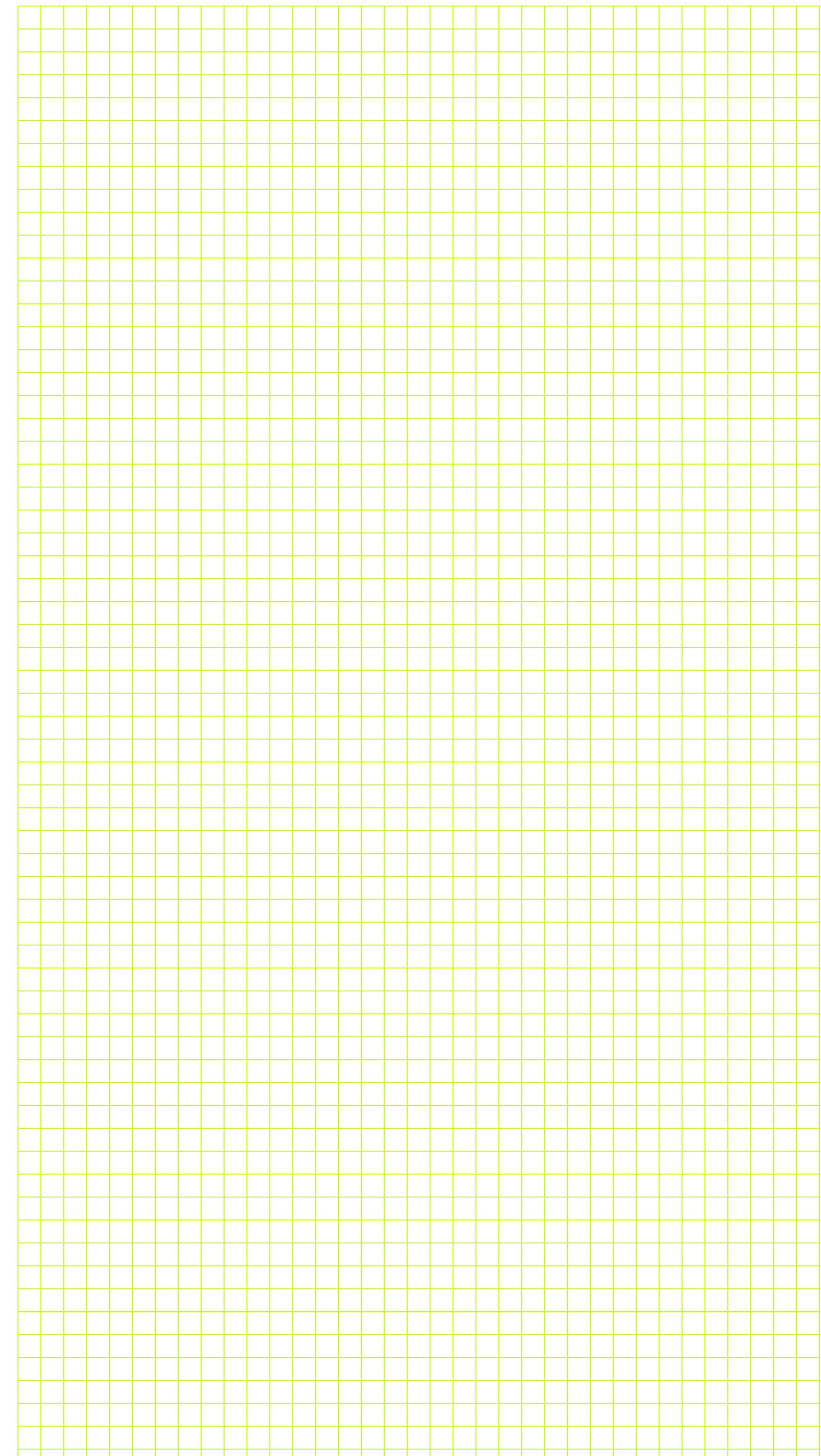
N.T.S.



BATHROOM  
**PARTIAL PLAN (EXAMPLE)**



KITCHEN  
**PARTIAL PLAN (EXAMPLE)**



**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.: