



# City of San Dimas

## Building and Safety Division

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## RESIDENTIAL KITCHEN REMODEL REQUIREMENTS

1. The Governing Codes For the project are:
  - a. **2025 California Residential Code**
  - b. **2025 California Mechanical Code**
  - c. **2025 California Electrical Code**
  - d. **2025 California Plumbing Code**
  - e. **2025 California Energy Code**
  - f. **2025 California Green Code**
  - g. **City of San Dimas Municipal Code**
2. Provide a floor plan showing the existing conditions and an additional floor plan that shows the proposed modifications.
3. Plans are to clearly show if the dwelling shares a common wall with an adjacent dwelling or other occupancy.
  - a. Details of the fire rated assembly are required.
  - b. Membrane penetration details are required to be submitted with the application and plan.
4. Section 150.2(b) of the California Energy Code requires kitchen lighting alterations to comply with sections 150.0(k).
  - a. Where existing screw-based sockets are present in ceiling-recessed luminaires, removal of these sockets is not required provided that new JA8-compliant trim kits or lamps designed for use with recessed downlights or luminaires are installed. Any new recessed downlight shall not contain screw-based sockets.
  - b. Lighting installed in Kitchen areas is required to be certified and marked as JA8 compliant.
    - i. Lighting that is integral to kitchen exhaust fans are exempt.
  - c. Kitchen lighting controls shall have readily accessible wall-mounted controls that allow the lighting to be manually adjusted up and down.
  - d. Recessed downlight luminaires must be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory (CEC 41.116); and
  - e. 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.
  - f. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
  - g. Provide the manufactures data sheet for the light fixtures proposed to show compliance with the California Energy Code.

### 2025 Energy Code Joint Reference Appendix JA8 Certification

Products certified as:

- + JA8-2016 or JA8-2016-E
- + JA8-2019 or JA8-2019-E
- + JA8-2022 or JA8-2022-E
- + JA8-2025 or JA8-2025-E

as specified in Joint Reference Appendix JA8 can be used for projects subject to the 2025 Energy Code.



- h. Recessed downlight luminaries installed in ceilings for a residential permitted project

Note:

- i. These luminaries must be labeled Joint Reference Appendix JA8-2016, 2019, 2022 or 2025 for elevated temperature.
- ii. Recessed fixtures are not allowed to have screw-based sockets in residential new construction and permitted alterations.
- iii. Alterations can retain existing screw-based can lights as long as existing can lights meet the requirements of 150.2(b)1K or 180.2(b)4A

5. The California Electrical Code requires;

- a. Tamper-Resistant Receptacles (406.12).
- b. A minimum of two 20A small appliance branch circuits (210.11C1)
  - i. No other outlets (including lighting) is allowed on the small-appliance circuits.
- c. The dishwasher and garbage disposal are required to be on a separate circuit if the combined rating exceeds the branch circuit rating. (210.19)
- d. A receptacle is required for all wall counter spaces that are greater or equal to 12-inches. (210.52C)
- e. Spacing of receptacles shall be such that no point along the wall line will be greater than 24-inches horizontally from a receptacle. (210.52C1)
- f. Island and Peninsulas require receptacles. (210.52C2)
  - i. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed.
    - 1. Receptacle outlets shall be located in one or more of the following:
      - a. On or above, but not more than 20-inches above, a countertop or work surface.
      - b. In a countertop using receptacle outlet assemblies listed for use in countertops.
      - c. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops.
    - ii. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be made at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.
- g. Receptacle assemblies for installation in countertop surfaces must be listed for countertop applications.
- h. Receptacle orientation in countertop and work surfaces shall not be installed in a face-up position or on countertop or work surfaces unless listed for countertop or work surface applications (CEC 406.5)



**DO NOT INSTALL ON SIDE of CABINET**

- i. Ground Fault Circuit Interrupter (GFCI) protection is required at:
    - i. all countertop receptacles. (210.8A6)
    - ii. Outlets supplying dishwashers, microwave ovens, and counter mounted cooking units. (210.8D)
    - iii. Any receptacle within 6-feet of a sink (this will include the garbage disposal receptacle) (210.8A)
  - j. Arc-Fault Circuit Interrupter (AFCI) protection is required at:
    - i. All 120V 15A & 20A branch circuits supplying outlets or devices in Kitchens. (210.12A)
    - ii. New lighting and receptacle devices on existing circuits, where the branch circuit is extended more than 6-feet, are required to be AFCI protected. (210.12D)
    - iii. Replacement receptacles are required to be AFCI protected. (406.4D4)
6. The California Plumbing Code requires the dishwasher to drain through an air gap. (807.3)
7. The California Mechanical Code requires the range hood duct to be metal and have a smooth interior surface. (504.3)
8. The California Residential Code requires Smoke and Carbon Monoxide alarms; (Section 310 & 311)
- a. Smoke alarms shall be installed in the following locations:
    - i. In each sleeping room.
    - ii. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    - iii. On each additional story of the dwelling, including basements and habitable attics.
  - b. Carbon Monoxide alarms shall be installed in the following locations:
    - i. Outside of each separate sleeping area in the immediate vicinity of the bedroom.
    - ii. On every occupiable level of a dwelling unit, including basements.
    - iii. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

**The above list is not an all-inclusive list of requirements. It is the responsibility of the Permittee (owner, contractor or person performing the work) to be familiar with all the Building Code requirements, state laws and local ordinances.**