CITY OF GLENDORA
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KITCHEN/BATH SUBMITTAL REQUIREMENTS

Two complete sets of plans are required, *including the following:*

*Plans must be clearly legible, ***drawn to scale and fully dimensioned.***

Kitchens

Plans shall be in conformance with the 2013 California Building Code, 2013 California Residential Code, 2013 California Plumbing Code, 2013 California Mechanical Code, 2013 California Electrical Code and the 2013 California Energy Code.

Provide ICC Report approval numbers or appropriate listing for the skylight and/or cook top.

If altering, provide minimum ceiling height of 7' per CRC R305.1 and notate height on plans.

On floor plan, show the required light and ventilation for the adjoining rooms, including sizes and locations of remaining doors and windows.

Verify that windows used are minimum .40 U-factor and .40 Solar Heat Gain Coefficient.

Provide safety glazing per CRC Section R308.4 for glazing within 24" of doors.

Provide detail of wall construction per UBC Section 2308.9.

Specify floor joists per CRC Tables R502.3.1 (1) and R502.3.1 (2). Show ceiling joist size, spacing and direction on plans, per CBC Table 2308.10.2 (1) (2).

Provide header sizes for all openings.

Provide landing at exterior door. Landing shall not be more than 7 ¾" below top of threshold CRC R311.3.2. Exception: Landing not required where a stairway of 2 or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

Protection above Domestic Units. Domestic open-top broiler units shall be provided with a metal ventilating hood not less than 0.0122 in (0.3 mm) thick with a clearance of not less than ¼ in. (6 mm) between the hood and the under-side of combustible material or metal cabinets. A clearance of at least twenty-four (24) inches (610 mm) shall be maintained between the cooking top and the combustible material or metal cabinet, and the hood shall be at least as wide as the open-top broiler unit and centered over the unit per the CMC Section 920.3.

Provide type of material used for the vent for the downdraft grill range per the CMC Section 504.2.

Coordinate clearance from cook top to combustible construction based on the listing of proposed appliances.

Provide detail of island venting per the CPC Section 909.

Size the gas system per the CPC Section 1216 & Table 1216.2 (1). Provide an isometric drawing showing all gas appliance locations, total BTU demand and distance of each from the meter.

The installation of a tankless water heater always requires careful verification of adequately sized piping system to insure proper performance; see Building Inspectors or Plans Examiner for help in verifying correct pipe sizes.

Provide high efficacy (e.g. fluorescent) in all permanent lighting or controls; high efficacy in kitchens; high efficacy or manual on/motion sensor off in bathrooms, utility rooms, garages, laundry rooms; high efficacy or combined photo sensor/motion sensor for exterior lights; high efficacy or dimmer in other lighting per 2013 Building Energy Efficiency Standards.

Luminaires that are recessed into insulated ceilings must be approved for zero clearance insulation cover (IC) and certified airtight to ASTM E283 and labeled as air tight (AT) per 2013 Building Energy Standards.

Add wall outlet(s) in following areas per CEC Section 210.52

- Wall counter space in kitchens exceeding 12” and so that no point is more than 24” from an outlet.
- At least one outlet for island counter spaces.
- At least one outlet for peninsular counter spaces with a long dimension of 24” or greater and a short dimension of 12” or greater.
- Spaces separated by range tops, refrigerators and sinks shall be treated as separate spaces. Outlets must be located not more that 20” above or more than 12” below the countertop.

Provide a minimum of two 20 Amp small appliance circuits serving the counters in the kitchen per CEC Section 210.11 (C) (1).

Provide a dedicated circuit for kitchen hood per CEC Section 422.16 (B) (4) (5).

Provide GFI protection for all kitchen countertop outlets per CEC Section 210.8 (A)

Smoke alarms older than 10 years, from date of manufacture (or where age cannot be determined), must be replaced per R314.3.2.

Provide smoke alarms with battery backup in the existing bedrooms and in the areas giving access to those rooms per CRC R314.3. *Hard wire detectors are required where access is available without the removal of building finishes per R314.4. Interconnect all detectors where access is available without the removal of building finishes per R315.1.3.*

Provide a carbon monoxide alarm in dwelling units or sleeping units with fuel-burning appliances or attached garage per CRC R315.1. *Hard wire detectors are required where access is available without the removal of building finishes per R314.4. Interconnect all detectors where access is available without the removal of building finishes per R315.1.3.*

Bathrooms

Provide a mechanical ventilating system capable of 50 cfm per CMC Table 403.7, and humidity control per CMC 402.5 (must maintain humidity between 50% and 80%).

Provide safety glazing per CRC Section R308.4.5 for the windows less than 60” high and within 60” of the edge of the tub.

Specify shower walls, including tubs, are to be finished with a smooth non absorbent surface to a minimum of 72” above drain inlet per CRC R307.2.

Provide minimum 30” clear water closet access per CPC 407.6.

Verify outlets in bathrooms adjacent to each basin location per CEC Section 21.52 (D).

Provide GFI protection for all bathroom outlets per CEC Section 210.8 (A) (1).

Show locations of minimum 12” x 12” tub trap access panels per the CPC Section 404.2 or specify glued traps.

Provide a minimum 1024 square inch shower compartment with a minimum clear space capable encompassing a 30” circle per the CPC Section 408.6.

Showers and tub/showers shall be provided with individual controls of the pressure balance type or the thermostatic mixing valve type per the CPC Section 408.3.

Provide proposed minimum slope of the drainage piping per the CPC Section 708.

Provide a dedicated 20 Amp circuit for the bathroom (s) per CEC 210.11 © (3).

Specify recessed lighting within tub and shower zones (3’) are to be approved for damp/wet locations per CEC 410.10 (D).

Track lighting is prohibited in wet or damp locations per CEC 410.151 (C).

Show locations of any existing sub panels. Panels may not be located in bathrooms per CEC 240.24 (E).

Laundry Areas

Show location of dryer vent to outside air, per CMC 504.3.

Provide 100 square inches make-up air for the dryer per CMC 504.3.2.

Provide combustion air for the hot water tank/FAU per CMC, Section 701.

Provide a dedicated 20 Amp circuit for the laundry room(s) per CEC 210.11 (C) (2).