



Development Services Department

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KITCHEN, BATHROOM, AND UTILITY ROOM REMODEL PERMITS 2007 CBC Adopted Codes Effective January 1st, 2008

The following is the City of Sacramento questionnaire used for proposed single-family residential (R-3 occupancy type) kitchen, bathroom, and utility room remodel permits. The answers to these questions will determine if this remodel can be considered a "fast-track" (same day) over-the-counter permit or whether the City of Sacramento Building Division requires an additional review. Note, even with this form, floor plans of the remodeled areas, both before and after design and floor plan layouts will be required for any permit.

This form cannot be used if any one of the following conditions exist: (1) this is not a single family residence (R-3 occupancies); (2) the proposed wall/walls are exterior and are located less than 3 ft. from a property line; (3) any separation wall between the garage and residence is altered; and/or (4) there is new or repaired masonry fireplaces.

Further, if the intended scope of work changes during the course of construction to include any of these items or additional items not mentioned in this questionnaire (e.g.; bedroom remodel, living room remodel, etc.); revisions to this permit or entirely new permits must be obtained, with all applicable subsequent fees and fines to be paid accordingly. When in question, scope of work changes that constitute additional permit information will be determined by the City of Sacramento inspection staff.

PROJECT ADDRESS: _____ DATE: _____

I have read and will comply with the items in this document and as marked on the plans.

SIGNATURE OF Owner Authorized Agent Contractor Architect/Engineer _____ DATE _____

Type of Project (check if applicable):

- 1. Kitchen Remodel.
- 2. Bathroom Remodel (total number of bathrooms_____)
- 3. Utility Room Remodel.

1. Will there be an addition to the square footage of the home with this construction?

- YES NO

If NO, continue on to question #2. If yes, plans must be reviewed by the City of Sacramento Plans Examiner.

2. Will there be any changes to the width, height or location of existing windows with this proposed construction (other than same size window replacement)?

- YES NO

If NO, continue on to question #3. If yes, plans must be reviewed by the City of Sacramento Plans Examiner.

3. If interior walls are removed or relocated, are any of these bearing walls (e.g. a wall which supports more than 100 pounds per lineal foot of superimposed load or, roof to top plate loads) 2007 CBC 224.1

YES NO

If NO, continue on to question #4. If yes, plans must be reviewed by the City of Sacramento Plans Examiner.

4. Are there any new skylights being added which affect the existing roof framing members?

YES NO

If NO, continue on to question #5. If yes, plans must be provided for the new-framed openings for the skylights, and if more than one rafter and/or ceiling joist is being cut, a framing plan must be provided. If roof trusses are being cut, structural calculations must be provided to repair the remaining truss ends.

5. Are the electrical appliances and/or fixtures being replaced, relocated and/or removed with this proposed construction?

YES NO

If YES, indicate below (and on the plans) which items are new, moved or eliminated with this remodel.

Note: if more than one of the items has been relocated in each remodeled room, an existing partial floor plan will be required for this permit. Specify total number of each item affected with this permit under each category:

Item	New	Moved	Eliminated
A. Stove/cook-top/oven	_____	_____	_____
B. Microwave oven	_____	_____	_____
C. Refrigerator	_____	_____	_____
D. Dishwasher	_____	_____	_____
E. Trash compactor	_____	_____	_____
F. Sink(s)	_____	_____	_____
G. Toilet(s)	_____	_____	_____
H. Shower(s)	_____	_____	_____
I. Bathtub(s)	_____	_____	_____
J. Washer/Dryer	_____	_____	_____

This document, when attached to the submitted floor plans, becomes part of those plans and must remain attached thereto. The approval of this document and plans and/or specifications attached shall not permit nor be considered as an approval to violate the local City of Sacramento ordinances or the State of California Building Code and associated laws and those code requirements specified herein do not limit the full scope of code requirements for this project.

(Note: All Agents acting in behalf of Owner must show proof of authorization.)

PLAN APPROVAL NOTES

GENERAL ITEMS

1. The 2007 CBC, CMC, CPC, and CEC, the 2007 California Building Code series, as amended by the State of California and the City of Sacramento are applicable to this project.
2. *This remodel shall require that battery-type smoke detectors be confirmed as existing (or added as new) at all rooms used for sleeping and hallways leading to bedrooms, with at least one detector at each floor level per CBC 907.2.10.1.2. Note that the City of Sacramento "smoke detector form (attached) must be completed and returned to the building inspector at the final inspection.
3. If this remodel requires the patching or in-fill of exterior walls, the following shall be provided as needed:
 - A. Wood siding shall have a method of providing a weather-resistive barrier (e.g., over building paper, etc.) per CBC 1403.2
 - B. New masonry veneer shall be either (1) anchored, with properly sized corrosion resistant metal anchor ties spaced @ 24' o.c. maximum horizontal and 24" o.c. maximum vertical; or (2) adhered with an approved adhesive material. CBC: 1405.95 (adhered) and 1405.5 (anchored).
 - C. Stucco shall be 3-coats, 7/8" minimum thick exterior stucco application (over two layers of grade D paper where stucco occurs over plywood/solid sheathing) with a 26 ga. galvanized weep screed at the foundation plate line at least 4" above grade (or 2" above concrete or paving) per CBC 2512 or an approved/listed one-coat system.
4. New plastic light transmitting skylights shall be in accordance with CBC 2610 and 2405.5. Note that new skylights shall not be located within 3 ft. of a property line per CBC.
5. New electrical panels (or sub-panels), or existing panels where an additional circuit is added as a result of this remodel shall not be located in the vicinity of easily ignitable materials such as clothes closets per CEC 240.24(d) or bathrooms per CEC 240.24(e). Ufer or supplemental ground rod & associated bonds to be verified, per CEC 250-50.

FOR BATHROOM REMODELS

6. All new tub/shower walls shall have a smooth, hard, nonabsorbent surface (e.g., ceramic tile) over a moisture resistant underlayment (e.g., w.r. gyp) to a height of 70 inches above the drain inlet per CBC 1210.3.
7. All new or relocated water closets shall be a maximum 1.6 gallons per flush per CPC 402.2 and have a minimum 30" wide clear space, extending at least 24" in front of the water closet per the California Health & Safety code and CBC 2904; CPC 407.6.
8. Pivot type bathtub and shower doors shall swing outwards and, windows at adjacent wall openings within 60" above a standing surface and drain inlet shall be fully tempered laminated safety glass or approved plastic per CBC 2406.3 & 2406.3. Also, safety glazing at hazardous locations (i.e. stairways, within 24" of the arc of a doorframe, etc.) shall be provided per CBC 2406.3.
9. If changing out the shower or tub/shower valve, a pressure balance or thermostatic mixing type valve shall be installed per CPC 418. Further, the shower compartments, regardless of shape, shall have a minimum interior floor area of 1,024 sq. inches, and also be capable of encompassing a 30" diameter circle per CPC 411.7. Light fixtures in tub or shower enclosures shall be labeled "suitable for damp locations" per CEC 410.4(d).
10. Rooms containing a bathtub, spa, or similar bathing facility shall be mechanically ventilated per CMC 1203.3.4.2.1.
11. At least 1 dedicated 20-amp circuit shall be provided to serve the bathrooms. Bathroom sink top GFCI 12 awg- 20 amp outlets may provide power to a single ceiling moisture fan if they only supply lighting to a single bathroom and, the 20 amp circuit for the sink top must be dedicated and not shared with any other outlets or rooms. CEC 210.11(c) (3).
12. New or altered bath lighting shall be a florescent fixture or an incandescent fixture controlled by a manual -on occupancy sensor per 2005 T24 Energy Code.

FOR KITCHEN REMODELS

13. If new or relocated receptacle outlets are part of this proposed construction, the following shall be provided for all receptacle outlets:
- A. Kitchen and dining area counter spaces wider than 12 inches shall have outlets located so that no point along the counter is over 24" from a receptacle outlet, not more than 20" above counter, and never face up on counter top per CEC 210.52(c).
 - B. Receptacle outlets along the countertop of a sink or basin shall be GFCI protected per CEC 210.8(a) (6).
14. If any lights in the kitchen are new or relocated the entire room shall be required to have 50% of the wattage from fluorescent lighting added per Title 24 energy requirements, mandatory measures per the California Energy Code.

UTILITY ROOM REMODELS

15. Provide a smooth metal duct (non-plastic flex type) for dryer exhaust extending to outside with a back draft damper, with a total vertical and horizontal limit of 14 ft. and no more than two 90 deg. elbows, provide 100 sq inches of opening in a closet compartment for ventilation of gas appliances, per CMC 504.3. New dryer circuits require 3-wire with ground, 4-prong outlet CEC 250.138. New laundry circuits require a single dedicated 20 amp circuit CEC 210.1.1(C) (2).

ADDITIONAL CODE REQUIREMENTS

16. New or remodeled fireplaces shall be prefabricated and shall be ICC-UL approved (or other approved listing) and installed per the manufactures' installation instructions per CBC 2111.13.1.
17. All new exterior hose bibs shall have non-removable backflow prevention devices. CBC 603.4.7.
18. New glass block wall construction shall be installed with: (1) lateral support and anchorage to surrounding framing capable of transferring a minimum design force of 200 plf, (2) with continuous panel anchors @ maximum 16" o.c. or by channels, etc.; (3) block openings shall have expansion joints across the top and on both sides, be free of mortar, and filled with resilient material of a minimum 3/8" (or whatever is necessary to accommodate supporting member displacements); and (4) openings shall be limited to 144 sq. ft or shall comply with Figure 2110.3.1 and have a 25 ft. maximum width & 20' maximum height. CBC 2110.
19. If the remodel construction is within or creates an enclosed usable space below a stairway, 1/2" type X gyp. board shall be provided at all walls and soffits of the enclosed usable space under the stairs per CBC 1009.5.3
20. Although residential bathrooms are exempt from natural ventilation requirements, this proposed remodel shall not reduce the required natural ventilation to rooms adjacent to the remodeled areas. Thus, adjacent habitable rooms shall continue to have natural ventilation (with an area of not less than 4% of the floor area) per CBC 1203.4, and 1203.3.
21. Provide a natural or artificial light source in accordance with CBC 1205.
22. New attic spaces greater than 30" in clear height shall have a 20"x 30" minimum attic access per 1209.2 and maintain the minimum attic ventilation per CBC 1203.2
23. All remodeled kitchens and bathrooms shall have a minimum ceiling height of 7 ft. per CBC 1208.2
24. If this remodel requires the installation of a new (or relocation of an existing) water heater. The following items shall be provided:
- (1) Seismic anchorage of water heater to include anchors or straps at points within the upper and lower one-third of its vertical dimension, the lower anchor/strap is to maintain a minimum distance of 4" above the controls per CPC 508.2;

- (2) Gas water heaters located in residential garages or adjacent spaces open to the garage that are not part of the living space of the unit shall be installed so that the burners and burner-igniter devices are at least 18 inches above the floor unless listed as flammable vapor ignition resistant. 2007 CPC, Section 508.14(1);
- (3) For methods and sources of combustion air for gas burning appliances per CMC 507;
- (4) A pressure relief valve with a drain to the outside at water heaters per CPC 608.3, & 608.5, and 505.4.
- (5) Note these are code minimums, but final location of the water heater may require additional code requirements not listed or additional plan submittals and be subject to field approval.

SMOKE DETECTORS (2007 CBC 310.9 Requirements)

- 1. General. Each dwelling unit, approved for human occupancy shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.
- 2. Additions, alterations or repairs to Group R Occupancies. A smoke detector must be installed in accordance with Section 907.2.10.5.2 (1) (2) if: (1) The house was built between 1985 and 1986 and the valuation of an addition, alteration or repair to the Group R Occupancy exceeds \$1,000 and a permit is required, (2) when one or more sleeping rooms are added or created in an existing R Occupancies, (3) if the home was built on or after 1987.
- 3. Power source. In new construction, the required smoke alarms shall receive their primary power from a commercial source and have a battery back up. When more than one smoke alarm is being provided the alarms shall be interconnected. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required- for over current protection. Smoke detectors may be solely battery operated when installed in existing buildings or in buildings without commercial power, or in buildings, which undergo alterations, repairs, or additions regulated by Subsection 2 of this section. 2007 CBC, Section 907.2.10.1.2.
- 4. Location within dwelling units. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed on the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit.

SMOKE DETECTOR DECLARATION

- 1. I _____, declare under penalty of perjury that the following is true:
That Permit No. _____ has been secured for an addition, alteration, or repair to the residence located in the City of Sacramento at _____.
- 2. That I have complied with the smoke detector requirements in Section 907.2.10.1.2 of the California Building Code, noted above and made a part hereof, that a total _____ smoke detectors are installed in all sleeping rooms and a total of _____ in corridors for area giving access to sleeping areas with one at each story level.
Completed this _____ day of _____ 200' ____ in the City of Sacramento.

Signature of Property Owner