



City of Lake Forest

100 Civic Center Drive, Lake Forest, CA 92630
www.lakeforestca.gov

Building Division

(949) 461-3470
building@lakeforestca.gov

Effective Date

1/2/2026

Residential Kitchen Remodel Requirements

Applicable Code

2025 CALIFORNIA CODES

Overview:

A permit is required for kitchen remodels. The remodel includes, but is not limited to, the installation, removal, replacement, and/or relocation of base cabinets, countertops, sinks, dishwashers, garbage disposals, hoods, installed appliances, lighting changes, new or altered islands, removal and replacement of any drywall, modifications to walls and/or structural elements, and changes to the electrical, mechanical, and plumbing systems.

Removal and replacement of base cabinets and countertops will require compliance with the electrical outlet location requirements of the code. A permit is **not** required for kitchen counter-top replacement or re-facing of existing cabinets.

If a permit is required, it must be obtained prior to the start of the remodel. This handout is for information and reference only, and is not a substitute for plans prepared for each project.

Required documents for Permit submittal:

At a minimum, the existing kitchen layout and the proposed kitchen layout drawings or plans—with the details specified below clearly called out—must be submitted along with the complete Building, Electrical, Mechanical, and Plumbing permit applications for permit processing.

☒ Existing and Proposed Kitchen Layouts/Plans

(Must be drawn to scale, each on a separate page, and include a legend, address, and complete scope of work)

☒ Drawings must show the location of existing millwork, fixtures, and appliances including:

- ☒ Cabinetry
- ☒ Island(s)
- ☒ Appliances/Fixtures (Dishwasher, refrigerator, cooktops, oven, range, hood, sinks, etc.)
- ☒ Electrical:
 - ⇒ Outlets at all counter tops and island (*Refer to CEC 210.52(C)(2),(3)*)
 - ⇒ Dedicated outlets for major appliances
 - ⇒ Light fixtures
 - ⇒ Switches
- ☒ Mechanical:
 - ⇒ Kitchen range hood

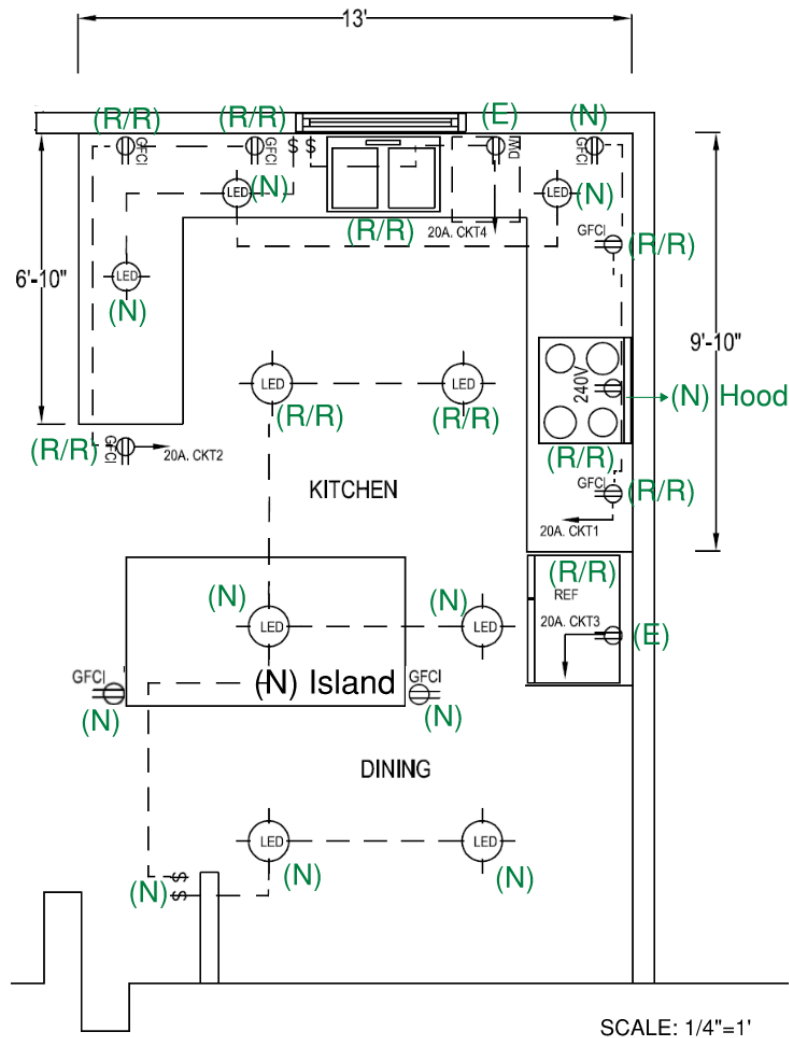
☒ All fixtures and appliances listed above must be labeled on the proposed layout as follows: **(N)** for New, **(E)** for Existing, and **(R/R)** for Remove & Replace.

➔ See an example of the kitchen layouts on the back.

Required Inspections:

A Minimum of two inspections are required for kitchen remodels. A rough electrical inspection should be scheduled after the electrical boxes are installed and prior to any devices being connected. Any other structural, mechanical or plumbing alterations should also be scheduled for a rough inspection. The final inspection should be scheduled once all the work has been completed.

PROPOSED KITCHEN LAYOUT



-  LED Light Fixture
 NOTE: Incandescent Lamp are no longer allowed per California Energy Commission
-  GFCI Counter wall Receptacle
-  Switch

SCOPE OF WORK:

Kitchen Remodel to include: Replacement of cabinets, counter-tops, appliances, and fixtures, new island.

JOB ADDRESS:

12345 Building St, Lake Forest, CA 92630

The Following is a listing of the minimum code requirements applicable to a kitchen remodel permit, based on the 2025 California Code Cycle, and the California Civil Code.

Electrical:

- **Outlets:**
 - GFCI required for all receptacles in the kitchen, including countertop outlets and *hard-wired appliances* like ranges, dishwashers, microwave ovens, and counter-mounted cooking units. (150 volts or less to ground and 60 amperes or less) [CEC 210.8 (A) & (D)]
 - Receptacles shall be listed as tamper resistant.
 - 12” or wider countertops require an outlet. [CEC 210.52(C)]
 - Outlets are required within 24” of any location along the countertop. [CEC 210.52(C)(1)]
 - Receptacle outlets, **if** installed to serve an **island** countertop, shall be **on** or **in** the countertop. If a receptacle outlet is **not** provided to serve an island, provisions shall be provided for future addition of a receptacle outlet to serve the island.
 - Kitchen outlets positioned a maximum 20” above countertop. [CEC 210.52(C)(3)]
 - Receptacle outlets shall not be required directly behind a range, counter-mounted cooking unit, or sink. [CEC 210.52(C)(1)]
 - Two or more small appliance branch circuits, 20 amps each, are required for kitchens. Circuits shall be balanced and have no other outlets. (CEC 210.52(B)(1),(2))
 - Individual dedicated circuits are required for all major appliances. The rating of an individual branch circuit shall not be less than the marked rating of the appliance or the marked rating of an appliance having combined loads. [210.11 (C) & 422.10 (A)]
 - Garbage disposal cord and plug connected 18” to 36” long. [CEC 422.16(B)(1)]
 - Dishwasher cord 36” to 78” long. The flexible cord shall have an equipment grounding conductor that is terminated with a grounding-type attachment plug. [CEC 422.16(B)(2)]
 - Minimum 15-amp circuit for the dishwasher and a 15-amp circuit for the disposal [CEC 210.23(A)]
 - If using a split outlet (two circuits on the same yoke) for dishwasher/disposal, provide a listed handle tie at the two circuit breakers at the panel. [CEC 210.7]
 - AFCI Protection is required in kitchen. All 120-volt, single-phase, 10-, 15-, and 20-ampere branch circuits supplying outlets or devices installed in the kitchen shall be protected by any of the means described in 210.12(A) (1) through (A) (6) CEC. [CEC 210.12 (A)].
 - GFI protection for Laundry Area. [CEC 210.8 (A)(10)]
 - GFI protection for Dishwasher, Electric ranges, Wall-mounted ovens, Microwave ovens, counter-mounted cooking units. [CEC 210.8(D)].
- **Lighting**
 - All installed luminaire (lighting) shall be high efficacy and comply with Reference Joint Appendix JA8 and shall be certified and marked as required by JA8. [CEnC 150.0 (k)]
 - Luminaires recessed into ceilings shall not contain screw base lamp sockets and shall have a label that certifies the luminaire is airtight. [CEnC 150.0 (k) (C)] Where existing screw-base 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. [150.2 (k)]
 - Fluorescent recessed lighting, when used to comply with the lighting requirements, must be of a pin base type design. **Incandescent screw type base is not approved.**

Mechanical:

- A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Aluminum flex duct not approved. Provide back draft damper [CMC 504.3]
- Range hoods shall discharge to the outdoors through a single wall duct and shall not terminate in an attic or crawl space. [CMC 504.3]
- Exhaust systems that are operated intermittently shall have the capacity of 100 cfm/hr.
- Exhaust systems that are operated continuously shall have the capacity of 25 cfm/hr.
- Minimum 30" vertical clearance to combustibles from cook top surface.

Plumbing:

- A gas test is required on piping modifications (10 psi for 15 minutes). A maximum 15 psi gauge is required for the gas test. A lower gas pressure test may be performed when using a recording test gauge per Section 1213.3 of the CPC.
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. Gas lines shall be encased in an approved conduit designed to withstand the imposed loads and installed in accordance with Sect. 1210.1.6.1 or 1210.1.6.2. Or encasement system that is listed for installation beneath building.
- An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance [CPC 1210.09]
- Provide maximum 6-ft- long listed gas flexible connector and shut off to freestanding range.
- A listed air gap is required for the dishwasher drain. [CPC 807.3]
- The maximum flow rate standards for the sink faucets are 1.8 GPM at 60psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 GPM at 60psi, and must default to a maximum flow rate of 1.8 GPM. [CPC 420.21]
- Island drain and venting shall be installed per Section 909 of the CPC.
- Trap arm length shall be determined by Table 1002.2 of the CPC.
- **Plumbing fixture replacement**
 - Effective January 1, 2014, Senate Bill (SB) 407 and California Civil Code Section 1101.1-1101.8 requires all noncompliant plumbing fixtures to be replaced with water-conserving plumbing fixtures when building is undergoing alterations or improvements if the residential property was built and available for use on or before January 1, 1994. Please refer to "Plumbing Fixture Replacement (SB407) Requirements and Policy" to determine if the project requires compliance.

SMOKE ALARMS & CARBON MONOXIDE ALARMS:

- Kitchen remodels will require the smoke and carbon monoxide alarms for the dwelling to meet the current code prior to the final inspection as follows: [CRC R310 & R311]
- Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances or fireplace are installed, and/or dwelling units have attached garages. Either condition requires alarms.
- See the City Smoke Detectors & Carbon Monoxide alarms handout for more information.