



Community Development Department
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Kitchen Remodel Information

Permits are required for all work other than just the replacement of Kitchen cabinet doors.

The Plumbing code requires a permit any time a plumbing fixture is replaced even if the new one is in the same place as the old fixture.

The Energy code requires lighting upgrades on all but the simplest of remodels.

The Electrical code requires that the Kitchen circuits met the current code for all but the simplest of remodels.

The Permit costs should be based on the price of the complete job. The CBC specifically says that once a permit is required it is required for the complete job even if some of the elements of the job would not have required a permit if done independently.

As always the cost of the job is the "Turn Key" price, or what it would cost to pay a GC to complete all the work involved.

A list of individual items that would not require a permit:

- Replacement of a Dishwasher or Refrigerator.
- Replacement of a free standing stove/oven.
- Flooring replacement.
- Cabinet door replacement.
- Painting.
- Installing a replacement light on an existing circuit/junction box.
- Replacement of switches and receptacles in existing electrical boxes/circuits. Please note that the replacement of the receptacles would trigger the need for GFCI protection even when the work does not require a permit.
- A repair to a broken cabinet.
- Installation of hardware into/on existing cabinets include "Space Saver" type shelving.

All Kitchen permits should be accompanied by a simple set of plans showing at a minimum the Kitchen, location of the plumbing fixtures, electrical devices, and appliances. The GFCI's should be called out along with the Air Gap at the Dishwasher. Separate electrical circuits should be identified at the:

1. Dishwasher
2. Garbage Disposal
3. Range hood or downdraft system

The Energy Efficient lighting should be identified and a set of calculations showing that the energy efficient lights make up at least 50% of the total install wattage of the lighting. Dining area light adjacent to the Kitchen are considered Kitchen lights if they are not separately switched. ***Screw based lights are not considered Energy Efficient regardless of whether they are CFL's or not.***