



Community Development Department, Building and Safety Division Requirements for Non-Structural Remodeling

****KITCHEN AND BATH ONLY****

3031 Torrance Blvd., Torrance CA 90503 (310) 618-5910

Address: _____ Valuation: _____

Owner: _____ Case #: _____

GENERAL

1. **Provide a statement** on the title sheet of the plans that this project shall comply with Title 24 and **2022** California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code, and California Green Building Code.
2. Provide 8-1/2"x 11" plot plan showing address, area of work, setbacks, owner's name, north arrow, and Correction #5.
3. Provide 2 copies of construction plans including existing and proposed floor plan with description details. ****see hangout****
4. Provide a fully dimensioned site plan drawn to scale. The site plan shall show the north arrow, property lines, easements, public ways and all existing/proposed buildings and structures on the site. [§ 106.2 Appendix CBC] Verify side/front/rear yard setbacks.
5. **Show** location of power pole servicing lot. **Provide note on plans:** Undergrounding of electrical, cable and phone. [ORD 3032]
6. **Fill in the "Best Management Practice" (BMP) form ****see hangout******

FLOOR PLAN

7. Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a **height not less than 72" above the floor.** [§ 1209.2.3 CBC] (307.2 CRC)
8. [§2406.3 CBC] Show safety glazing in the following locations:
 - Where the nearest edge of glazing is within a 24-inch arc of either side of a door in a closed position (unless there is an intervening wall between the door and the glazing or if the glazing is 5' or higher above the walking surface).
 - Glazing greater than 9 square feet with the bottom edge less than 18" above the floor and the top edge greater than 36" above the floor (unless the glazing is more than 36" horizontally away from walking surfaces or if a complying protective bar is installed)
 - Glazing in shower and tub enclosures (less than 60" above standing surface and 60" horizontally from edge of bathtub or shower).
 - Glazing in swinging and sliding doors.
 - Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the glazing is less than 60" above the plane of the adjacent walking surface.
 - Glazing less than 5' horizontally from swimming pools and less than 5' above adjoining grade.
9. Provide an exhaust fan in the bathroom of 4 air changes per hour minimum with humidity control sensor. **(R303.3.1 CRC)**
10. Provide smoke alarms in each new and existing sleeping room and at a point on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. Show location(s) on a floor plan or include a note in general notes. [§ 907.2.10.1 to 907.2.10.3 - CBC] (R314.3 CRC)
11. Show carbon monoxide smoke/symbol on floor plan, outside of each separate sleeping area in the immediate vicinity of the Bedrooms and on every occupied level of a dwelling unit including attached garage and basement and each bedroom with fuel burning appliances. (R315.2.3.2 CRC)(R315.2.6 CRC) **(R315.3 CRC).**

PLUMBING/MECHANICAL

12. Show the location of the water heater on the floor plans. [§ 106.1.1 Appendix CBC]
13. Provide clearance to toilet of 15" from centerline and 24" from front. [§ 402.5CPC]
14. **NOTE:** Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [§408.3CPC]
15. Clothes dryer moisture exhaust ducts shall terminate outside the building and have a back-draft damper. Exhaust duct is limited to 14' with 2 elbows. This shall be reduced 2' for every elbow in excess of 2.
16. **Maximum flow rates for all plumbing fixtures:**

•Tank type toilets 1.28 gallons/per flush	•Showerhead 1.80 gallons/per min.
•Lavatory faucets 1.2 gallons/per min.	•Kitchen faucets 1.80 gallons/per min.

ELECTRICAL

17. **Note:** Arc-fault circuit interrupter protection for all outlets (not just receptacles) for all dwelling unit. [§210.12 CEC]
18. **Note:** Ground Fault Circuit Interrupter (GFCI) receptacle protection is required in the – bath; garage, outdoors, underfloor space, kitchen counters, unfinished basements and laundry/utility/wet bar sinks (where the receptacle is within 6 ft of the outside sink edge). [§210.8 CEC]
19. **Note:** A minimum of 2-20 amp small appliance branch circuits shall be provided for all receptacle outlets in the kitchen, dining room, pantry, or other similar areas [§210.11(C)(1) CEC]
20. **Note:** At least one 20-amp branch circuit shall be provided to supply bathroom and laundry receptacle outlets. Such circuits shall have no other outlets. [§210.11(C)(3); §210.11(C)(2) CEC]

Title 24 (Energy)

21. All window and sliding glass door assemblies must be dual-paned and aluminum framed or have a maximum U-value of **0.30** and SHGC of 0.25 (manufacturer labels should stay on for inspector to verify).
22. Bedroom emergency egress: Each bedroom shall have a door directly to the exterior or a window that will provide a clear space opening of at least 5.7 square feet in the open position (5 sq. ft. at grade floor openings), and a minimum clear opening width of 20 inches and clear opening height of 24 inches and a maximum sill height of 44" above the floor. [§ 1030 CBC](R310 CRC)
23. All lighting fixtures in the kitchen must be high efficacy controlled by either a dimmer switch or vacancy sensor that requires a manual on activation. Under cabinets lighting requires separate switch from other lighting system.
24. Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray.
25. Lighting in bathrooms, garages, laundry and utility rooms must be JA8 high efficacy lighting and at least one fixture must have vacancy sensors. **(Sec 150.0(k) 2I-J)**
26. Other rooms must have high efficacy lighting with JA8-**2019** bulbs and have vacancy sensors or dimmers. Closets and hallways under 70 square feet are exempt.
27. Outdoor lighting must be mounted on the building and be JA8 high efficacy, including on/off switch and have photo-cell and motion sensor, or photo control and automatic time switch or astronomical time clock or energy management control system.
28. Common area lighting of multi-family units must be high efficacy luminaires and controlled by an occupant sensor.

➤ **ALL APPLICABLE CODITIONS SHALL BE MET PRIOR TO FINAL INSPECITON.**

PRINT NAME: _____ SINGATURE: _____ DATE: _____