

How to Apply for a Permit for a Basic Kitchen or Bath Remodel

What qualifies as a basic kitchen or bath remodel?



A basic kitchen or bath remodel is replacement of plumbing fixtures, counter tops, tile, cabinets, electrical receptacles, switches, or light fixtures

only. A basic kitchen or bath remodel does not include any structural work which would involve alterations to the existing framing, such as adding a window or skylight, or relocating a wall.

A separate handout entitled, **How to Apply for a Skylight Permit**, or the handout entitled, **Plan Requirements**, is available to describe what is required for more extensive projects. If you have questions about your project, please see a Permit Technician at the building counter.

How do I apply for a permit?

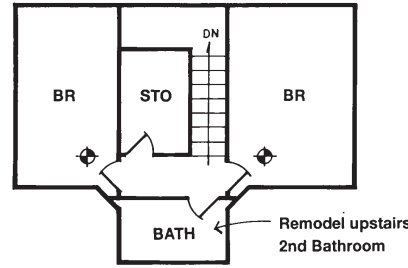


Submit an application to the building section of the Development Review Center, with a description of the work you propose. Along with your application, submit a plan drawn to scale:

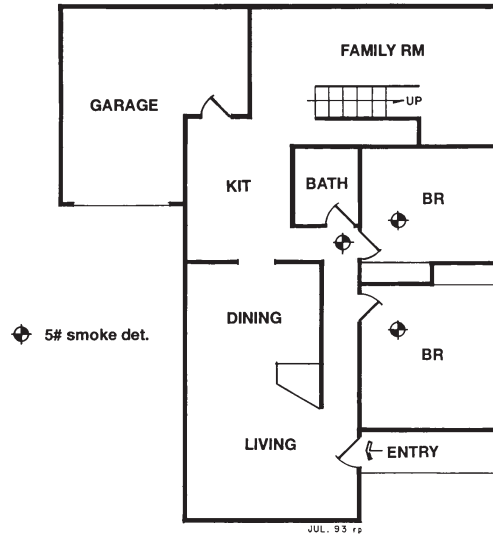
A line drawing of the floor plan, showing the existing layout of each room. (minimum scale 1/4"=1')

A drawing of the bath or kitchen to be remodeled as proposed. Show all applicable work in detail e.g., electrical, plumbing fixtures, exhaust fan,

Examples of floor plans

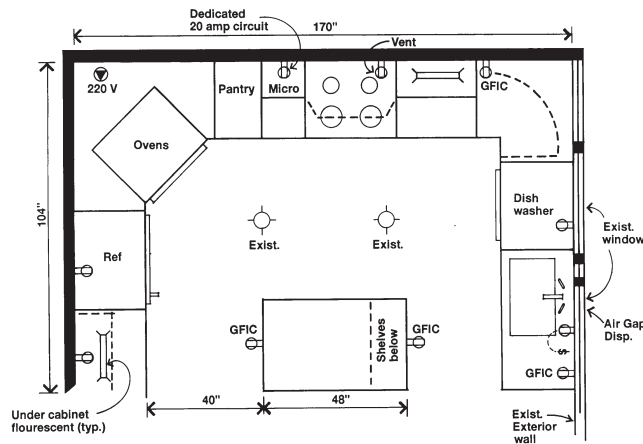


2ND FLOOR PLAN



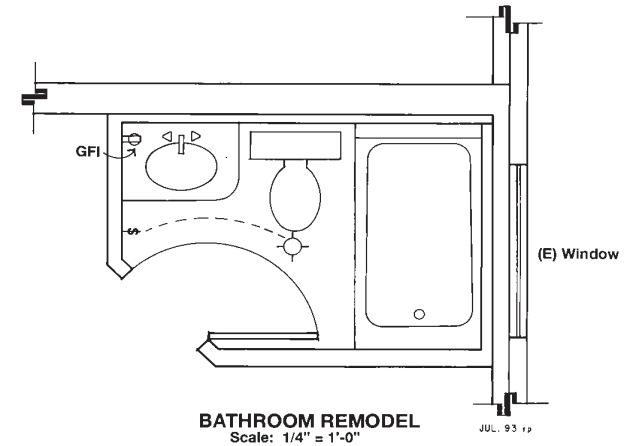
1ST FLOOR PLAN

Not to Scale



KITCHEN REMODEL

1/2" = 1' Scale



BATHROOM REMODEL

Scale: 1/4" = 1'-0"

windows, etc.

What types of permits will I need?

You will need a building permit, which may include a plumbing, electrical, and in most cases a mechanical permit.

Why do I need an electrical permit?

When a kitchen or bathroom is remodeled or repaired, the existing electrical system must be upgraded to current electrical code standards.

In a kitchen, it is required to have a minimum of two 20 amp. utility circuits to supply the receptacles. Receptacles are also required to be located so that they are placed no further than four feet apart along the counter top. A third requirement to be aware of is that all receptacles installed to serve countertop surfaces must be a Ground Fault (GFCI) protected receptacle.

Additional electrical requirements may also apply if appliances such as dishwashers, garbage disposal, and built-in micro waves are proposed.

In bathrooms, you are required to have at least one 20 amp dedicated receptacle. This receptacle and any others located within the bathroom must be GFCI protected.

Why do I need a plumbing permit?

Kitchen and bathroom remodels require the removal and replacement of plumbing fixtures. There are specific plumbing code requirements for the proper installation of these fixtures. For an example; dishwashers must be provided with an approved air gap, toilets are required to be low flush type (maximum 1.6 gallons per flush). Faucets and shower heads are also required to be low flow types.

What fees must I pay?



Building permit fees for kitchen and bathroom remodels are based on the valuation of the work to be performed. Valuation includes both the materials and labor (labor costs must be included even for projects performed by the owner/builder). In addition to a building permit fee, minimum electrical, plumbing, and if applicable, mechanical fees will be required. Each permit also includes a filing fee and micro filming charge.

At what point should I call for an inspection?



During the project, you should request an inspection before concealing any work area. When all work has been completed a final inspection must be made to complete your project.

If you are new to San Mateo County, or are unfamiliar with our permit system, the different agencies involved, and the various costs and requirements, come in to the Development Review Center and speak to a Building Permit Technician or telephone, (650) 599-7311, we will be glad to help you.



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PUBLIC SERVICE EXCELLENCE



San Mateo County
Planning and Building Division

How to Apply for a Kitchen or Bath Remodel

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