

KITCHEN REMODEL Final Inspection

Per the International Residential Code, painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work does not require a building permit. When cabinets and /or appliances are reconfigured or when significant changes are made to the kitchen the following items may be required depending on the Authority Having Jurisdiction (AHJ):

- 1) At least two 20 amp dedicated small appliance circuits for countertops, separate circuit for dishwasher /disposal and if built in, for a microwave.
- 2) All receptacles serving countertops shall be GFCI protected and tamper resistant type.
- 3) Receptacle outlets shall be installed at all countertops 12 inches or wider. Receptacles shall be installed so that no point along counter is more than 24 inches from a receptacle. Required receptacle outlets shall be located on or above, but not more than 20 inches above, the countertop.
Exception: Receptacle may be placed max 12" below the counter when the counter does not extend more than 6" over the receptacle.
- 4) At least one receptacle shall be installed at each island and peninsular countertop space with a long dimension of 24 inches or greater and a short dimension of 12 in or greater.
- 5) Countertop spaces separated by range, cooking units, or sinks do not require receptacles if the depth behind range, cooking unit or sink is less than 12".
- 6) Other than existing lighting, all new lighting shall be arc fault protected.
- 7) In California all lighting shall be high efficacy. New recessed light fixtures installed in insulated ceilings shall be rated for insulation contact (IC) and air tight type.
- 8) Free standing stoves shall have an anti-tip bracket installed.
- 9) Dedicated circuits for appliances per manufacturer's instructions.
- 10) 1" Air Gap shall be installed on all dishwashers and reverse osmosis water filters. If a recessed sink is installed, then 1" above counter top.
- 11) If range is converted from electrical to gas then a isometric drawing of new gas line may be required to verify gas pipe capacity.
- 12) Flexible appliance connector with shut-off valve is required for a gas appliance.
- 13) Sediment trap installed downstream of the appliance shut-off valve.
- 14) A range shall have *clearance* above the cooking top of not less than 30 inches to *combustible material* and metal cabinets.
Exception: A minimum *clearance* of 24 inches (610 mm) is permitted where one of the following is installed:
 - a. 1/4-inch insulating millboard covered with sheetmetal not less than 0.0122"
 - b. A sheet metal hood min. 0.0122 inch thick with 1/4" *clearance* between the hood and the underside of the *combustible material* or metal cabinet.
 - c. A *listed* cooking *appliance* or microwave oven is installed over a *listed* cooking *appliance* and in compliance with the terms of the manufacturer's installation instructions for the upper *appliance*.

Note: This list is based on NEC, IRC, IPC, and IMC requirement. This is not a complete list of all installation requirements. Refer to appropriate building, plumbing, electrical mechanical and energy codes for all requirements and for additional detail.