MANHATTAN BEACH COMMUNITY DEVELOPMENT
RESIDENTIAL KITCHEN & BATHROOM REMODELS
Submittal/Permitting Guidelines

Kitchen and bathroom remodels/renovations generally require a building permit. This handout can be used as a guideline for a bathroom remodel/renovation in Manhattan Beach. Bathroom remodels/renovations require compliance with the 2016 CBC, CRC, CPC, CMC, CEC, CEBC, CGBS and the 2016 California Energy Code.

Submittal Requirements
Non-structural kitchen and bathroom renovations can generally be reviewed and permitted over the counter; however, projects which propose the removal or relocation of load bearing or non-load bearing walls or structural changes may be subject to standard plan review procedures of 3 to 5 business days. Changes to the exterior will also be subject to additional requirements and approval by the Planning Department. PLEASE NOTE: If all items on this list are not with the plans at the time of submittal, the plans may be rejected by the Counter Technician as incomplete.

1. Site Plan – 2 printed copies of a legible site plan. Plan of the floor the kitchen and bathroom is located on and indicating where the bathroom is located. Label adjacent rooms shown on floor plan.

2. Enlarged Proposed Floor Plan – 2 printed copies of a legible floor plan of the kitchen and bathroom. Include scope of work, dimension of walls, location of all new and remaining electrical outlets, light switches, lavatories, toilets, tub/showers, vanities, lights, counters and cabinets, lights, hoods, and exhaust fans. Include a symbols legend.

3. Enlarged Existing Floor Plan – 2 printed copies of and existing floor plan for projects proposing the relocation of existing fixtures in the kitchen and bathroom layout. Follow the same guidelines for the proposed floor plan.

4. Structural Plan(s) – For all projects proposing the remodel, renovation or relocation of load bearing walls, good, clear, enlarged details are required at all connections: post/beam, beam/wall, footing/post, ledger/wall, etc. (Note: this information may be provided on the “architectural” plans, i.e., floor plan, roof plan, elevations, etc. – separate “structural” plans may not be necessary.) At the discretion of the Building Official, 2 sets of wet signed and sealed structural calcs may also be required.

5. Plan Check and Permit
SB 407 Requirements
All plumbing fixtures for all residential buildings built and available for use on or before January 1, 1994 must be replaced with water conserving plumbing fixtures. Tank-type toilets max flush 1.6 gallons, shower heads 2.5 gpm, kitchen faucets 2.2 gpm

Smoke and Carbon Monoxide Alarms
Bathroom renovations will require the smoke and carbon monoxide detectors in conformance with the CRC Section R314 & R315. Carbon Monoxide/Smoke detectors are required in each sleeping room, outside of each sleeping area in the immediate vicinity of the bedroom. Carbon Monoxide/Smoke detectors shall be installed a maximum of 12 inches vertically down from the highest point of the ceiling and a minimum of 3 feet horizontally from a supply register or the tip of a ceiling fan blade. Carbon Monoxide/Smoke detectors are required on each level outside of the sleeping rooms. New detectors can be battery operated with 10-year life batteries in existing construction.
Minimum Requirements (Bathroom):

**Electrical**

- A minimum of (1) 20-amp circuit is required for bathrooms. This circuit shall not contain other outlets, except, where the 20-amp circuit supplies a single bathroom. Outlets for other equipment within in the same bathroom shall be permitted to be supplied in accordance with CEC 210.23(A)(1) and (A)(2).
- At least one electrical outlet shall be installed within 36 inches of the outside edge of each bathroom sink basin and be located on wall or partition adjacent to the sink, on the countertop or installed on the side or face of the basin cabinet not more than 12 inches below the countertop.
- All bathroom outlets and whirlpool tubs must be GFCI protected and tamper resistant.

**Mechanical**

- Back draft dampers are required on bathroom ventilation fans. Ventilation fans must vent through an approved duct and shall terminate 3 feet from an opening or property line.
- Each bathroom containing a bathtub or shower shall have an exhaust fan with a humidity control.
- Each bathroom that contains a bathtub, shower or similar source of moisture shall have an exhaust fan ducted to the outside with a minimum ventilation rate of 50 cfm. The ducting shall be sized according to ASHRAE Standard 62.2 Table 7.1.

**Lighting**

- No electrical fixtures located within a zone measured 3 feet horizontally and 8 feet vertically from the top of the bathtub rim.
- Recessed lighting at bathtub/shower shall be suitable for damp locations and provided with a solid lens cover.
- Bathroom lighting shall be high efficacy. At least one luminaire shall be controlled by a vacancy sensor. Low efficacy lighting not allowed. Reference the 2016 California Energy Code.
- Recessed luminaries installed in an insulated ceiling shall be I.C. (insulated contact) rated and AT (air tight) and shall be sealed and/or gasket between ceiling and housing.

**Plumbing**

- Maximum flow rates: Tank type toilets max flush 1.28 gallons; Shower Heads – 2.0 gpm max, Multiple Shower Heads serving one shower- combined flow rate of 2.0 gpm, Sink Faucets –1.2 gpm max.
- Shower shall maintain minimum dimensions of 1024 square inches (30-inch circle) and shall be provided with a nonabsorbent surface to a height of 72 inches above the floor.
- Shower stall door must open out. Opening must be a minimum 22 inches wide.
- Water closets are required to be a minimum 15 inches from center to wall, 24 inches clear in front of toilet.
- Maximum 3 water closets on a 3-inch line.
- Hot water is required to be on the left.
- Provide 12-inch x 12-inch minimum access to slip joint tub trap and whirlpool tub motor.
- 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.
- Provide a permanently accessible 12-inch square bathtub trap access or note on plan that a non-slip-joint trap will be used.
- Provide a removable panel for the whirlpool bathtub pump. The panel shall be large enough to access and remove the pump.
Glazing in High Hazard Areas

- Tempered glazing shall be installed in the following hazardous locations as defined in Section R308.4.
  - Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.
  - Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water’s edge of a bathtub, hot tub, spa, whirlpool, or swimming pool.
  - Glazed panels subject to CRC Section R308.4.2 shall be Class II meeting the impact test requirements of Section R308.3.1

Minimum Requirements (Kitchen):

- Counters 12 inches or larger require outlets. 3’ clearance required around island and counters.
- GFCI receptacle protection required in kitchens where the receptacles serve the countertop surfaces.
- AFCI circuit protection shall be provided as required. (210.12 CEC)
- Peninsula counters 24 inches or longer require one receptacle at the end. Peninsula counters greater than 6 feet in length require a receptacle a maximum of 6 feet from the end of the peninsula on the outside facing away from the kitchen.
- Appliances and sinks that break up a counter top run are treated as separate counter tops and each side shall comply individually.
- Electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the front of a sink does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face or water tight tombstone type receptacle.
- Two 20 amp small appliance circuits are required for kitchens. Circuits shall be balanced. All small appliance receptacles shall be ground fault current interrupter (GFCI) protected and tamper proof and shall be located a maximum of 24 inches to the left and right face of the kitchen sink.
- Individual 20 amp circuits are required for all major appliances.
- 220V Range/cook tops require separate circuits. (If gas, 110V outlet for igniters may be tied to a convenience outlet circuit).
- Lighting is required to comply with the 2016 California Energy Code. All luminaries in kitchens shall be high efficacy light fixtures (LED).
- IC rated cans are required for recessed lighting is installed in an insulated ceiling.
- If fluorescent recessed lighting is used to comply with the lighting requirements, they must be of a pin base type design. Incandescent screw type base are not approved.
- Under cabinet lighting shall be switched separately from other lighting.
- All hot water pipes to kitchen fixtures shall be insulated.
FLOOR PLAN EXAMPLES

Address: 
Type of Construction: 
Scope of work: 

Building Code: 
Occupancy Group: 
Floor Area square foot: 

Existing Floor Plan

Scope of work:
- Kitchen & Bathroom Remodel
- Remove and replace all the plumbing, electrical and mechanical fixtures related to that space.
- Remove and replace cabinets and counter tops
- Drywall removed and replaced as needed

1ST FLOOR
Address:

Enlarged Kitchen & Bathroom Floor Plan

**LEGEND**

- **NEW LED WALL MOUNT LIGHT**
- **NEW LED RECESSED LIGHT**
- **5 WAY SWITCH**
- **DUPLEX RECEPTACLE WITH GFCI PROTECTION**
- **EXHAUST FAN WITH HUMIDITY SENSOR (50 CFM)**
- **POWDER RM FLOOR AREA = 59 SQ. FT.**
- **HALL BATH FLOOR AREA = 52 SQ. FT.**
- **KITCHEN FLOOR AREA = 221 SQ. FT.**
- **SCALE: 1/4" = 1'-0"**

DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT