



CITY OF FOSTER CITY

Community Development Department

Building Division

610 Foster City Blvd, Foster City, CA 94404

Phone: 650-286-3227 | Email: building@fostercity.org

COMMUNITY DEVELOPMENT DEPARTMENT PLAN REVIEW ACCEPTANCE CHECK LIST FOR RESIDENTIAL KITCHENS WITHOUT ALTERATION OF STRUCTURAL BEARING CONSTRUCTION

BUILDING

For electronic submittal, please visit <https://permit.fostercity.org/etrakit/>.

1. Minimum ceiling height in a kitchen is 7'-0" clear, from the finished floor to the finished ceiling.
2. Kitchens shall have a clear passageway of not less than 3'-0" between counter fronts and appliances or counter fronts and walls.
3. Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as exteriors, garages, crawl spaces and attics. Type 01- insulation required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling and Floor R-19.
4. Doors opening to garages must be a minimum of 1-3/8" solid core with two self-closing hinges, and the door must seal on all four edges. Doors must not open up oversteps or landing lower than 1" from the threshold of the door.
5. A modified 1-hr wall is required between the garage and the kitchen. The garage side sheetrock shall be 1/2" type X.
6. For access/repair into common shared walls between townhome units, fire-resistance rating shall not be less than 1-hour fire-resistance rated wall assembly. 2022 CA Residential Code R302.2.2

ELECTRICAL:

7. At least 50% of total wattage in kitchen must be **high efficacy**. Low efficacy fixtures may be installed but not to exceed 50% of total wattage in kitchen area.
8. Two 20 amp. dedicated kitchen counters circuits are required. All the kitchen counter receptacles shall be GFCI protected. The countertop circuits may only be shared with the dining room or a pantry. Dishwashers, garbage disposals, insta-hots, compactors, built in microwave ovens, and the kitchen lighting **shall not** be on the same electrical circuits (dedicated).
9. Receptacles are to be located so no appliances are further than 2'-0" from any plug. (4' max. apart located on all counters) Counter tops wider than 12" require receptacles. Receptacle shall be no higher than 20" above the counter.
10. Island or peninsulas require at least 1 receptacle, The receptacles may not be more than 12" below the counter surface or be below a counter that extends more than 6" beyond a cabinets end. When an interruption in countertop surface occurs, a receptacle shall be installed on each side of the sink or appliance.
11. The maximum length for a garbage disposal cord is 36" and a dishwasher is 48", Attachment plug, and receptacle shall be accessible.
12. Multiwire duplex receptacles for garbage disposal and dishwashers require a common trip breaker in the service panels.

PLUMBING:

13. All new gas piping shall be sized to supply sufficient gas to the appliances. The gas piping shall be tested with 3 lbs. of pressure for a minimum of 15 minutes.
14. Hot water piping 3/4" and greater serving a kitchen shall be insulated with minimum 1" wall thickness insulation.
15. All oven and stove gas valves shall be readily accessible and be within 3'-0" of the appliance. Connectors may not be concealed or pass through any floor, wall partition, ceiling, or appliance housing cabinet.
16. A 2" accessible plumbing cleanout under the sink shall be required if the sink is the highest fixture on the system.



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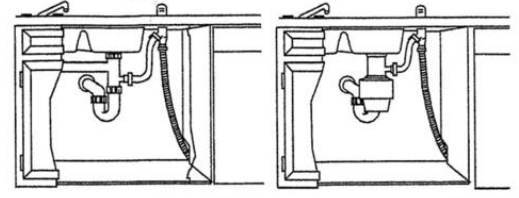
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- An airgap above the sink rim shall be installed between the dishwasher drainpipe and the garbage disposal inlet. (See manufacturer's installation instructions.)

Method 1—Air gap with waste tee or disposer



Waste tee installation

Disposer Installation

MECHANICAL

- A vertical minimum clearance of 30" is required above a range to combustibles materials, and a minimum vertical clearance of 24" above the range to the built-in microwave ovens are required. NOTE: Larger units require greater clearances, refer to the manufacturer's requirements.
- Back draft dampers are required on ventilation systems exhausting to the exterior.
- Mechanical ventilation will be required in the kitchen if no there are operable windows or skylights with a net clear opening of at least 4% of the floor area, or adequate ventilation cannot be obtained from an adjoining room.
- Updated local exhaust requirements for kitchen range hoods. Gas ranges require higher ventilation rates or capture efficiencies than electric ranges. (§150.0[o]1G) Provide a completed CEC-CF2R-MCH-32-H form: <https://www.energy.ca.gov/filebrowser/download/4739>

GENERAL

- Planning Division Final is required for any exterior changes. If the property is overseen by the Homeowners Association a letter of authorization signed by the HOA, is required.
- The manufacturer's installation instructions and specifications for all cooking appliances are to be on-site at time of rough electrical inspection. Appliances shall be installed as required with the manufacturer's listing of the appliance.
- Final inspection will require operational smoke detectors in all the bedrooms and adjoining hallways outside the bedrooms on every living level of the home. Hard-wired smoke detectors shall be installed when new wiring is installed in locations where detectors are required.
- Final inspection will require operational carbon monoxide detectors outside all the bedrooms, and on every living level of the home. Hard-wired interconnected carbon monoxide detectors shall be installed when new wiring is installed in locations where detectors are required.

Residential Smoke and Carbon Monoxide Detector (Typical Locations)

