

Kitchen & Bath Remodel

1. Provide original letter of approval from West Valley Sanitation District (408) 378-2407
2. If the owners intend to occupy submit a Declaration of Intent to Occupy During Construction form
3. If the owner is to act as Owner-Builder, submit Owner-Builder Form
4. CalGreen- No product shall be used that exceeds state limits on Volatile Organic Compounds
5. All penetrations into fire rated floors, walls, and ceilings shall not compromise the fire rating, J-boxes to be metal, can lights to be sealed in 5/8 gypsum boxes, no ductwork in firewalls.
6. Cooktop exhaust fans shall be ducted to the exterior in smooth wall sheetmetal.
7. Bathroom exhaust fans shall be humidity controlled and be ducted to the exterior.
8. Insulation shall be R-19 in floors, R-13 in walls, R-30 in ceilings, pack insulation between windows/doors and adjacent framing, seal all annular spaces from wires or pipes.
9. Smoke detection required in each bedroom and each floor. Combination smoke/CO devices shall be placed outside each bedroom and each floor. Hardwired 10 yr battery
10. All new and replaced duplex receptacles shall be listed "tamper-resistant" and all outlets or switches shall be placed withing the Age-in-Place reach zone 15"--> 48" above the finish flor (AFF).
11. AFCI required in family rms, dining rms, parlors, libraries, dens, bedrooms, sun rooms, rec rms, closets, and hallways. GFCI required in bath rms, garages, accessory areas, exterior, crawlspaces, basements, dishwashers, and disposals.
Combination AFCI/GFCI required in kitchens and laundry areas.
12. All new lighting shall be high-efficacy. Screw-based permanently installed light fixtures must contain screw-based JA8 lamps. JA8 compliant light sources in ceiling recessed downlights and LED's are to be controlled by vacancy sensors or dimmers. One light in each bathroom shall be controlled by an occupancy sensor. Exterior lighting shall be controlled by photocell and motion.
13. Kitchen counters shall be served by two 20amp circuits, outlets shall be placed a maximum of 48" apart; so that at no point along the counter will be more than 24" away from an outlet.
14. Any open bathrrom walls around the tub, shower, and toilet, will require horizontal blocking at a centerline of 36" for future grab bars. This is an Age-in-Place requirement.
15. All showerpans with hot tar or vinyl liners must have continous 2x12 blocking.
16. On and after January 1, 2014, all building alterations or improvements to single family residential real property, as a condition of permit completion and certificate of occupancy by the local building department, the permit applicant shall replace all non-compliant plumbing fixtures with water conserving plumbing fixtures. Some historic buildings may have exempt fixtures.

<u>Fixture</u>	<u>If the water usage exceeds</u>	<u>It must be replaced with</u>
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Water Closet	1.6 gal/flush	1.28 gal/flush
Shower Head	2.5 gal/minute	2.0 gal/minute
Lavatory Faucet	2.2 gal/minute	1.2 gal/minute
Kitchen Faucet	2.2 gal/minute	1.8 gal/minute

Waste Management Plan

Trash piles shall not be located in the front yard or visible from the street. Trash piles shall not contain: paints, solvents, glues, taping compound, food products, or easily recycle-able discards such as bottles, cans, plastics, or paper. Remaining trash shall be limited to concrete, wood, drywall, roofing, and assorted metals and shall be covered with a waterproof tarp. Trash shall be separated at an approved bay area disposal site such as Guadalupe Recycling. All trash is to be quickly hauled off site. Retain the receipt and keep with the permit documents, proof of recycle and disposal of the job site trash will be checked periodically and prior to final inspection.

Trash and washout management is a responsibility of the property owner and the general contractor. Uncovered trash remaining on site for more than 7 days or washout or muddy water that discharges into the street is subject to a \$1000 storm water citation.

CONTRACTOR:
CLASS:
LIC#:

OWNER:
EMAIL:

JOB ADDRESS:

SCOPE OF PROJECT

SHEET TITLE:

TYPE BLD'G: OCC:

APN:

DATE:

SCALE:

SHEET OF

Kitchen & Bath & Bedroom Remodel

- 1 Provide original letter of approval from West Valley Sanitation District (408) 378-2407
- 2 If the owners intend to occupy Declaration of Intent to Occupy During Construction form
- 3 If the owner is to act as Owner-Builder, submit Owner-Builder Form
- 4 CalGreen- No product shall be used that exceeds state limits on Volatile Organic Compounds
- 5 Each bedroom is to have (2) paths of exit, normally, a door and a window. The window is to be egress compliant: a clear opening of 5.7 sf, 24" min height, 20" min width, with a clear space opening not to exceed 44" above the finish floor.
- 6 Insulation shall be R-19 in floors, R-13 in walls, R-30 in ceilings, pack insulation between windows/doors and adjacent framing, seal all annular spaces between pipes and wires.
- 7 All penetrations into fire rated floors, walls, and ceilings shall not compromise the fire rating, J-boxes to be metal, can lights to be sealed in 5/8 gypsum boxes
- 8 Smoke detection required in each bedroom and each floor. Combination smoke/CO devices shall be placed outside each bedroom and each floor Hardwired 10 yr Battery
- 9 All new and replaced duplex receptacles shall be listed "tamper-resistant"
- 10 AFCI required in family rms, dining rms, parlors, libraries, dens, bedrooms, sun rooms, rec rms, closets, and hallways. GFCI required in bath rms, garages, accessory areas, exterior, crawlspaces, basements, dishwashers, and disposals. Combination AFCI/GFCI required in kitchens and laundry areas
- 11 All new lighting shall be high-efficacy compliant. Screw-based permanently installed light fixtures must contain screw-based JA8 compliant lamps. JA8 compliant light sources in ceiling recessed downlights and LED's are to be controlled by vacancy sensors or dimmers. One light in the bathroom shall be controlled by an occupancy sensor. Exterior lighting shall be controlled by photocell and motion.
- 12 A 120V receptacle shall be placed within 3' of a water heater and 25' of an A/C condenser.
- 13 Kitchen counters shall be served by two 20amp circuits, outlets shall be placed a maximum of 48" apart; so that at no point along the counter will be more than 24" away from an outlet. Islands and peninsula countertops to have at least one outlet.
- 13 Cooktop exhaust fans shall be ducted to the exterior in smooth wall sheetmetal.
- 14 Bathroom exhaust fans shall be humidity controlled and be ducted to the exterior.
- 15 If the furnace or A/C gets altered or if there is more than 40' of new ductwork installed, a new Title-24 will be required along with a HERS duct testing inspection.
- 16 An attic located furnace shall include a service platform, lighting, and 110V power.
- 17 Piping for an exterior water heater is to be insulated and wrapped with UV resistant tape.
- 18 On and after January 1, 2014, all building alterations or improvements to single family residential real property, as a condition of permit completion and certificate of occupancy by the local building department, the permit applicant shall replace all non-compliant plumbing fixtures with water conserving plumbing fixtures. Some historic buildings may have exempt fixtures.

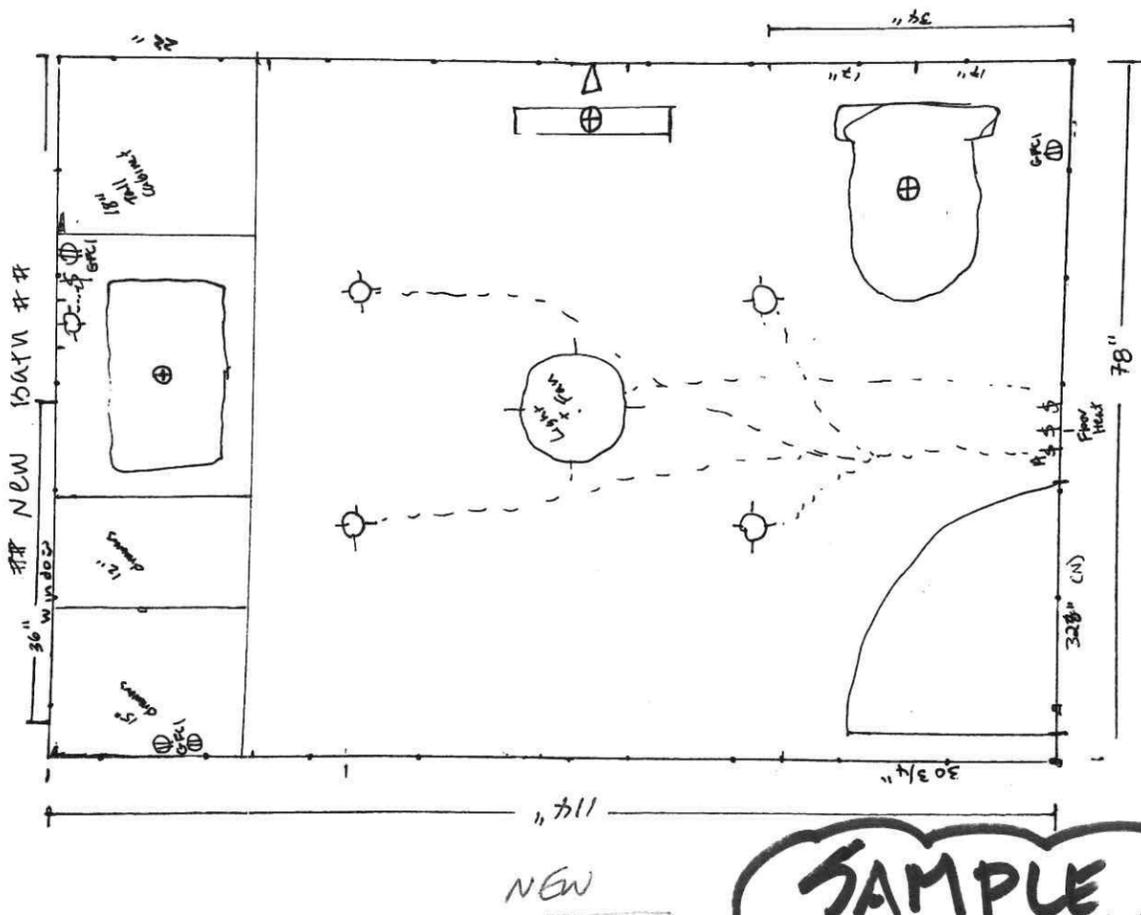
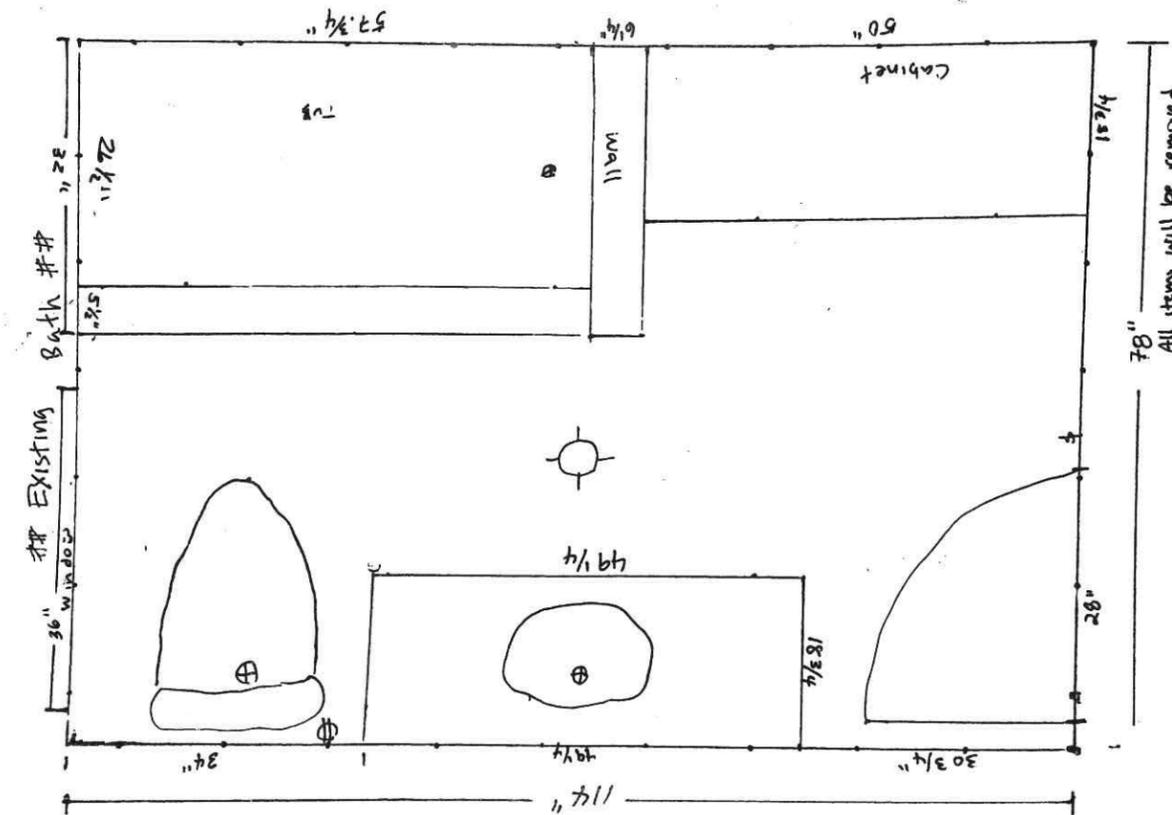
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Or call

West Valley Collection and Recycling (408) 283-9250 will deliver a roll-off debris box and sort the trash off site.



SAMPLE

CONTRACTOR:

PHONE:

CLASS:

LIC#:

EMAIL:

OWNER:

PHONE:

EMAIL:

JOB ADDRESS:

SCOPE OF PROJECT

BATH ROOM REMODEL

HOA YES NO

TYPE: VB OCC: R-3

SHEET TITLE:

PLANS & NOTES

APN:

DATE:

SCALE: NONE

SHEET / OF /