



**TOWN OF LOS GATOS**  
**KITCHEN & BATHROOM NON-STRUCTURAL PERMIT REQUIREMENTS**  
**RESIDENTIAL ONLY - EXPRESS CHECK**

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Any exterior change (i.e., windows, doors, siding) requires Planning Department approval and if you are located in a homeowner's association, a letter from the HOA specifying the work that is approved is required prior to issuance. If plumbing fixtures are increasing and/or moving a certificate from West Valley Sanitation District will be required. Incomplete submittals will not be accepted. We do **not** accept submittals by mail or courier.

**We are using the 2016 California Building, Mechanical, Electrical, Plumbing, and Fire Codes, and 2016 California Energy Code. Provide three (3) sets of drawings to scale (11"x17" minimum; 30"x42" maximum) wet signature on all documents by designer to include the following:**

**Bathroom Remodel**

- Bathroom receptacle outlets shall be supplied by at least one 20 amp branch circuit. Such circuits shall have no other outlets.
- All electrical receptacles shall be GFCI protected.
- Lighting in bathrooms, garages, laundry rooms and/or utility rooms must be high efficacy, **and at least one shall be controlled by vacancy sensor.**
- Toilet clearance - 24" in front of toilet and 15" on each side measured from center of toilet.
- Skylights - operable skylights need to be 10-feet from plumbing vents or 3-feet below the vent termination. Provide ICBO Evaluation Report Number.
- Shower compartment must have a finished interior no less than 1024 square inches and shall encompass a minimum thirty-inch circle.
- Shower and tub/shower shall have a smooth, hard, non absorbent surface (i.e., ceramic tile or fiberglass) over a moisture resistant underlayment **(e.g. glass mat or fiber reinforced gypsum panel, fiber cement or fiber mat reinforced cementitious backers)** to a height of 70-inches above the drain inlet. **No paper faced gypsum panel, green board or purple board will be accepted in wet areas.**
- Pressure balanced or thermostatic mixing valve required for shower and shower tub combinations, maximum mixing water temp of 120N F.
- Rooms containing bathtubs, showers, spas, and similar bathing fixtures shall be mechanically ventilated. **Fan shall be ENERGY STAR compliant, humidistat controlled , and terminate outside the building.**
- Safety glazing is required in windows within tub or shower area **and within 60" horizontally from the tub or shower's edge. Glazing at least 60" above the walking or standing surface does not have to meet this requirement.**

**Kitchen Remodel**

- Two (2) 20 amp dedicated circuits for counter receptacles.

**(OVER)**

- Every counter space 12" or wider shall have an appliance receptacle. Counter receptacles installed every 4 feet on center, such that there is no more than 24" to a receptacle. No equipment can be connected to the counter circuits.
- All counter receptacles must be GFCI and AFCI protected.
- Islands/peninsulas greater than 12" x 24" must have at least one GFCI electrical outlet.
- All luminaries in kitchens shall be high efficacy and under cabinet lighting shall be switched separately.
- Electric oven and range require separate circuits.
- If gas line is altered or moved show existing and proposed location, pipe size, and BTU's of appliances being served, show gas meter location. Leave exposed for inspection.
- Garage to kitchen openings - 1/2" sheetrock on garage side - Door to garage required to be a minimum 1-3/8" solid core or 20 minute rated, self closing/self latching door.
- Skylights - operable skylights must be 10 feet from plumbing vents or three feet below the vent termination. Provide ICBO Evaluation Report Number.

**Please note:** Permits may be issued to the property owner or a properly licensed contractor.

***I have read the above information and have submitted all the required information.***

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_