



City of Union City – Economic and Community Development Department
Building Division
34009 Alvarado-Niles Road
Union City, CA 94587
(510) 675-5313
Fax (510) 475-7318

RESIDENTIAL KITCHEN AND BATH REMODELS

PERMIT REQUIRED: Alterations or additions to a kitchen and bath require a building permit whenever any one of the following occurs:

- Alteration or addition to electrical system.
- Alteration to the plumbing piping (water and/or gas) or replacement of a kitchen and bath sink.
- Installation of a new major electrical appliance, exhausts fan, built-in microwave, dishwasher, and/or trash compactor.
- Alteration of existing walls or installation of new walls.
- Relocating major appliances.
- Alteration or addition of a hood vent.

The installation or replacement of cabinets and/or countertops does not require a building permit provided none of the above improvements occur. Contact the Building Division prior to starting any work to verify whether a permit is required for any additional work not mentioned above that is being done at the home.

PLANS:

Plans are not required for kitchen and bath remodels provided the work does not include alterations to existing walls, addition of new walls and/or relocating major appliances. "Before and after" plans are required when alterations, additional walls are created, and/or the relocating of the appliances will be done.

PERMIT PROCESS:

1. Complete a Building Permit Application Form.
2. If alterations to existing walls, additions of new walls and/or relocating of appliances are proposed, then the Building Division will need to perform a plan check on the plans prior to issuing the building permit. To schedule an over the counter plan check, please contact the Building Division at (510) 675-5313.
3. Pay the Appropriate Building Division Fees. *Please refer to the Current Building Division Fee Schedule.*

INSPECTIONS:

1. Rough inspections are required after all framing has been complete, all electrical wiring has been pulled through the electrical boxes and before any devices are connected, after all vents has been installed mechanical, and/or all plumbing alterations (including top-out and gas lines) have been completed.
2. Other inspections may be required prior to final, please discuss your proposed work with your inspector to discuss your required inspections (i.e. insulation, sheetrock, and lath).
3. A final inspection is required after all the work is completed.

CODE REQUIREMENTS:

The following items are the most common of the code requirements which apply to most all kitchen and bath remodels and are utilized by the inspector during on-site inspections.

1. The floor plan should also show the electrical receptacles, lighting fixtures and switches.
2. When light fixture locations are being added or relocated, fluorescent lighting for general illumination in kitchens is required and in the tub or shower area of bathrooms
3. Additional kitchen receptacles may be required when the cabinet layout is being changed. For new cabinet locations a receptacle outlet shall be installed at each wall counter space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Islands require only one receptacle and peninsulas require one receptacle at the open end
4. All new electrical receptacles in the kitchen area and in bathrooms must be GFCI protected.
5. Provide a gas line diagram if an additional gas appliance is being added or when an appliance with a higher BTU rating than the existing is being added
6. Show any new plumbing fixture locations
7. Show new exhaust vent locations