

What fees must I pay?



Building permit fees for kitchen and bathroom remodels are based on the valuation of the work to be performed. Valuation includes construction materials and labor for finish work, painting, heating, air-conditioning, elevators, fire-extinguishing systems and any permanent equipment as well as contractor's profit and overhead. An owner doing his own work must include labor costs just like a contractor would. In addition to a building permit fee, minimum electrical, plumbing, and if applicable, mechanical fees will be required. Each permit also includes a filing fee.

At what point should I call for an inspection?



During the project, you should request an inspection before concealing any work area. When all work has been completed, a final inspection must be made to complete your project. If you are new to Half Moon Bay or are unfamiliar with our permit system,

and various costs and requirements, come in to the Building Department and speak to a Building Permit Technician or telephone, (650) 726-8260, we will be glad to help you.

CITY OF HALF MOON BAY NEC REQUIREMENTS

KITCHEN CIRCUITS

1. GFCI protection for all countertop receptacles.
2. No point along counter, 24in. from receptacle.
3. Counters \geq 12in. require receptacle.
4. Primary light (first switch at entrance) energy efficient (not incandescent).
5. Countertop outlets-min. two small-appliance 20-amp circuits required.
6. No lighting (incl. Under-counter) allowed on small-appliance circuits.
7. Multi-wire (3-wire 2x120v circuit) to top and bottom of duplex receptacle requires handle tie on breaker.
8. GFCI protect wet bar counter receptacle \leq 6ft. of sink

BATHROOM CIRCUITS

1. GFCI protection all bath receptacles.
2. Bath receptacles require separate 20-amp circuit
3. Receptacle on wall \leq 3ft. from basin.
4. Primary light energy efficient (not Incandescent).
5. Space heaters-max. watts on general-purpose circuit: 15-amp circuit 900W, 20-amp circuit 1200W.

HYDROMASSAGE BATHTUB CIRCUIT

1. Must be GFCI-protected.
2. Disconnect within sight of motor.
3. Disconnect may be cord-and-plug.

City of Half Moon Bay
Building Department

How to Apply for a Kitchen or Bath Remodel Permit



Building Department

501 Main Street

Half Moon Bay, California 94019

(650) 726-8260

FAX (650) 726-8261

Serving Our Community With Pride



How to Apply for a Permit for a Basic Kitchen or Bath Remodel

What qualifies as a basic kitchen or bath remodel?

? A basic kitchen or bath remodel is replacement of plumbing fixtures, counter tops, tile, cabinets, electrical receptacles or light fixtures only. A basic kitchen or bath remodel does not include any structural work that would involve alterations to the existing framing, such as adding a window or skylight or relocating a wall.

How do I apply for a permit?

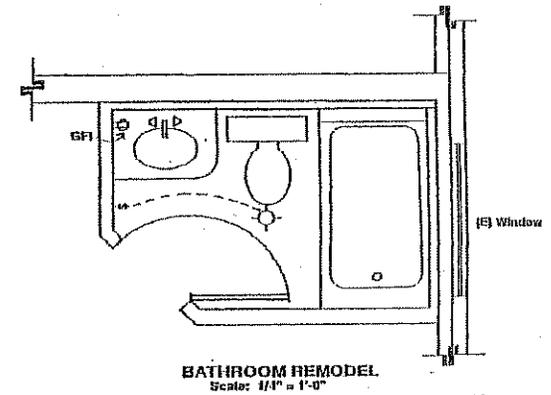
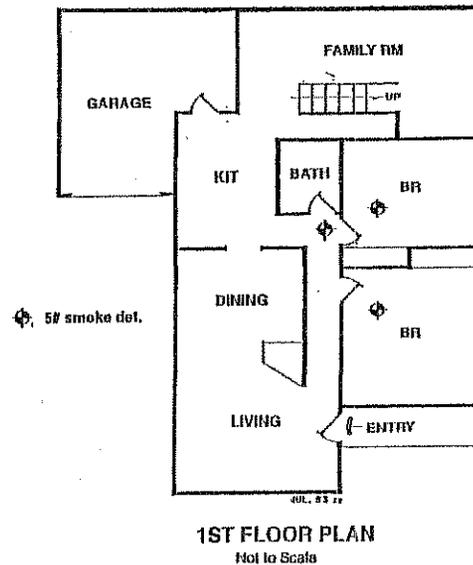
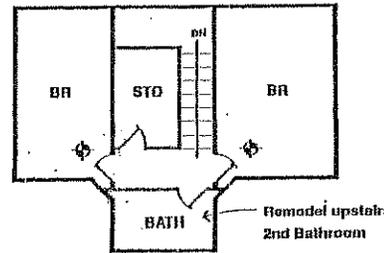
➡ Submit an application to the building department with a description of the work you propose. Along with your application, submit three (3) sets of plans drawn to scale, and each set should include 1) and 2) below:

- 1) A line drawing of the floor plan showing the existing layout of each room (minimum scale $\frac{1}{4}'' = 1''$)
- 2) A drawing of the bath or kitchen to be remodeled as proposed. Show all applicable work in detail e.g., electrical, plumbing fixtures, exhaust fan, windows, etc.

What types of permits will I need?

You will need a building permit, which may include a plumbing, electrical, and in most cases a mechanical permit.

Examples of floor plans



Why do I need an electrical permit?

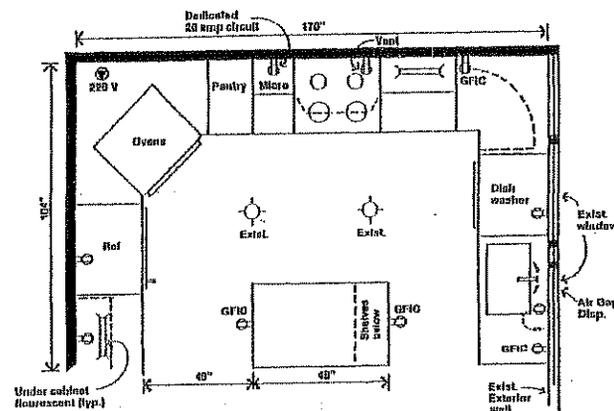
When a kitchen or bathroom is remodeled or repaired, the existing electrical system must be upgraded to current electrical code standards. In a kitchen, it is required to have a minimum of two 20 amp utility circuits to supply the receptacles. Receptacles are also required to be located so that they are placed no further than four feet apart along the counter top. A third requirement to be aware of is that any receptacle serving countertops must be a Ground Fault Circuit Interrupter (GFCI) protected receptacle.

Additional electrical requirements may also apply if appliances such as dishwashers, garbage disposals and built-in microwave ovens are proposed.

In bathrooms, you are required to have at least one receptacle. This receptacle and any others located within the bathroom must be GFCI protected.

Why do I need a plumbing permit?

Kitchen and bathroom remodels require the removal and replacement of plumbing fixtures. There are specific plumbing code requirements for the proper installation of these fixtures. For example dishwashers must be provided with an approved air gap and toilets are required to be low flow type (maximum 1.6 gallons per flush). Faucets and showerheads are also required to be low flow types. Showerheads must also be anti-scald.



*Island under 6' requires
1-GFCI outlet; over 6' requires
2-GFCI outlets