

Kitchens – Type B Units

This Tip Sheet reflects code requirements of the 2021 International Building Code (IBC) and International Code Council A117.1-2017 with Washington State Amendments.

SAMPLE KITCHEN LAYOUT

This is a sample of a pass-through kitchen layout for a residential Type B unit. Compliance with the following code provisions shall be documented on plans submitted for permit.

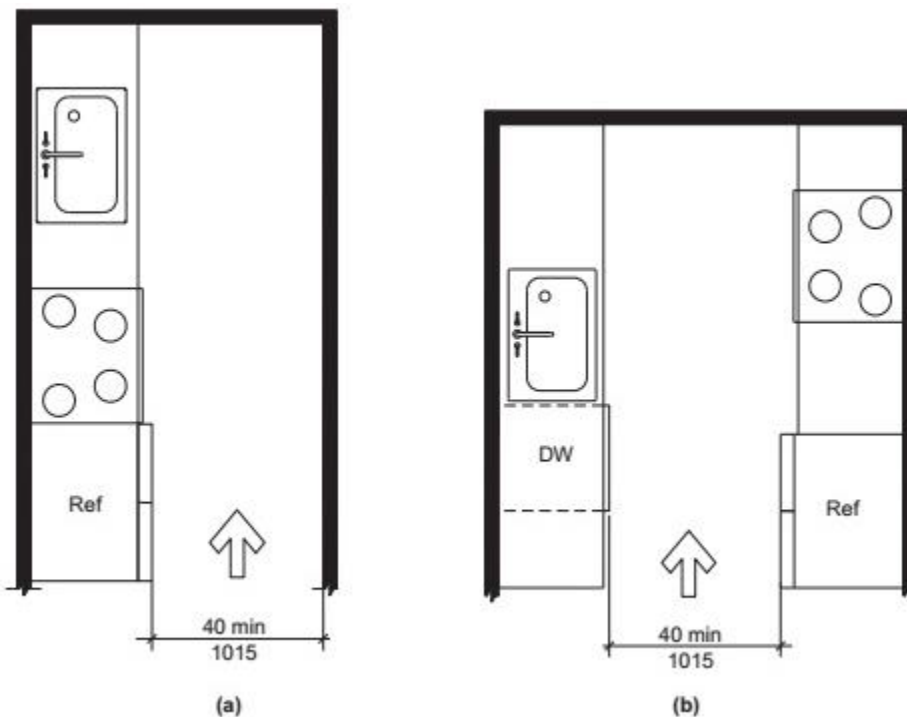


Figure 1: Minimum Kitchen Clearance in Type B Units (from A117.1-2017 Commentary)

CLEARANCES

- The **clearance** between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be:
 - **40 inches** minimum for **pass-through style** kitchens. (A117.1 1104.12.1.1)
 - **60 inches** minimum for **U-shaped** kitchens. (A117.1 1104.12.1.2) Exception: The clearance may be reduced to 40 inches when there is an island, and it complies with A117.1 1104.12.1.1.

These measurements do not include cabinet/appliance handles.

CLEAR FLOOR SPACE

- The **clear floor space** shall be **30 inches by 48 inches**. (A117.1 1104.12.2, A117.1 1104.1.1)

Sinks

- A clear floor space shall be positioned for a **parallel** approach to the sink. The clear floor space shall be centered on the sink bowl. (A117.1 1104.12.2.1) Exception: A clear floor space may be positioned for a **forward** approach when it complies with requirements under A117.1 1103.12.4.1, Exception 3.

Dishwashers, Ovens, and Trash Compactors

- A clear floor space positioned for either a **parallel** or a **forward** approach shall be provided. (A117.1 1104.12.2.2, A117.1 1104.12.2.4, A117.1 1104.12.2.6) The dishwasher and/or oven door in the open position shall not obstruct the clear floor space for those appliances.

Cooktops

- A clear floor space positioned for either a **parallel** or a **forward** approach shall be provided. (A117.1 1104.12.2.3.1)
- When a **forward** approach is provided, **knee and toe clearance** complying with A117.1 306 shall be provided. The underside of the cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. (A117.1 1104.12.2.3.2)
- When **parallel** approach is provided, it shall be **centered** on the appliance. (A117.1 1104.12.2.3.3)

Refrigerators/Freezers

- A clear floor space positioned for either a **parallel** or a **forward** approach shall be provided. (A117.1 1104.12.2.5.1)
- Where a clear floor space is provided for a **forward** approach, the centerline of the clear floor space shall be offset **15 inches** maximum from the centerline of the appliance. (A117.1 1104.12.2.5.2)
- Where a clear floor space is provided for a **parallel** approach, the centerline of the clear floor space shall be offset **24 inches** maximum from the centerline of the appliance. (A117.1 1104.12.2.5.3)

OPERABLE PARTS

- In a kitchen where **two or more** receptacle outlets are provided above a length of countertop that is **uninterrupted** by a sink or appliance, **only one** receptacle outlet shall be required to comply. (A117.1 1104.9, Exception 2)
- In a kitchen where a clear floor space for a parallel approach cannot be located at a countertop in a **corner between appliances**, receptacle outlets over the countertop shall **not be required to comply** provided that the countertop does not exceed **9 square feet**. (A117.1 1104.9, Exception 3)
- Within kitchens, lighting controls, electrical switches and receptacle outlets are permitted to be located over cabinets with counter tops **36 inches maximum in height** and **25-1/2 inches maximum in depth**. (A117.1 1104.9, Exception 11)

KNEE AND TOE CLERANCES

Knee and toe clearances are often a “package deal.” Provisions for minimums and maximums for both knee and toe clearances must be addressed when looking for adequate clearance under a plumbing fixture or a kitchen appliance. Refer to the figures that follow for basic requirements.

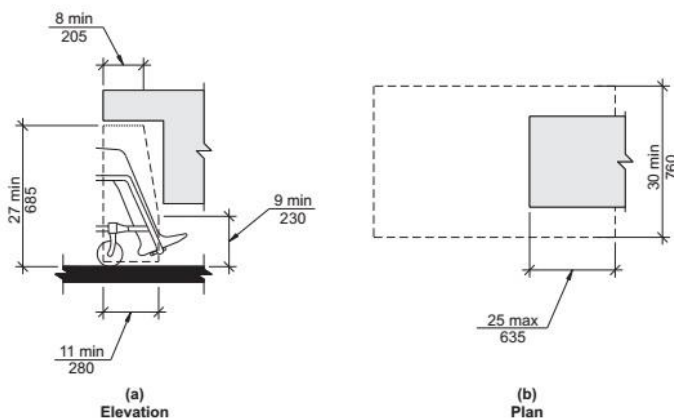


Figure 2: Knee Clearance (from A117.1-2017 Commentary)

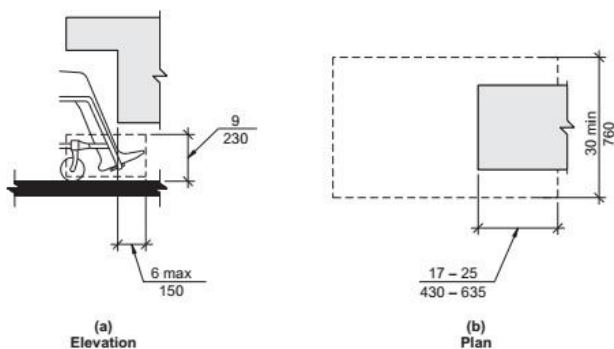


Figure 2: Knee Clearance (from A117.1-2017 Commentary)