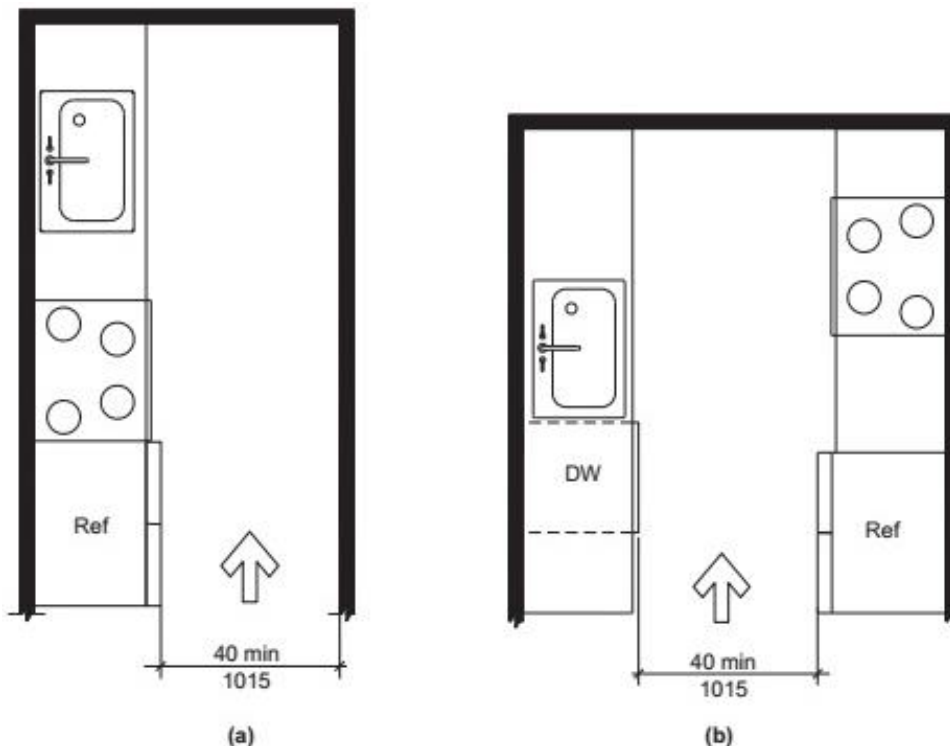


## Kitchens – Type A Units

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 A unit. Compliance with the following code provisions shall be documented on plans submitted for permit.



**Figure 1:** Minimum Kitchen Clearance in Type A Units (from A117.1 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** kitchens. (A117.1 1103.12.1.1)
  - **60 inches** minimum for **U-shaped** kitchens. (A117.1 1103.12.1.2) 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 52 inches**. ( A117.1 305.3, A117.1 1103.12.2)

## Work Surface

- At least **one** section of counter shall provide an accessible work surface **30 inches minimum** in length (or **36 inches minimum** when using a T-shaped turning space). ( A117.1 1103.12.3). Exception: Spaces that do not provide a cooktop or conventional ranges shall not be required to be an accessible work surface.
- The clear floor space shall be positioned for a **forward** approach to the work surface. See applicable exceptions. (A117.1 1103.12.3.1)
- The work surface shall be **34 inches** maximum above the floor. See applicable exceptions. There shall be no sharp or abrasive surfaces under the exposed portions of the work surface counter. (A117.1 1103.12.3.2, A117.1 1103.12.3.3)

## Sinks

- A **clear floor space** shall be positioned for a **forward** approach to the sink. (A117.1 1103.12.4.1) Exception: A clear floor space may be positioned for a **parallel** approach when it complies with requirements under A117.1 1103.12.4.1, Exception 3; the clear floor space shall be centered on the sinks and at a kitchen sink in a space where a cook top or conventional range is not provided.
- Height.** The front of the sink shall be **34 inches maximum** above the floor, measured to the higher of the rim or counter surface. See applicable exception. (A117.1 1103.12.4.2)
- Faucets** shall comply with operable parts requirements per A117.1 309 and **water supply and drainpipes** under the sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks. (A117.1 1103.12.4.3, A117.1 1103.12.4.4.)

## Appliances

- A clear floor space, positioned for a **parallel** or **forward** approach, shall be provided at **every** kitchen appliance. (A117.1 1103.12.5.2)
- The **dishwasher** door in the open position shall **not obstruct** the clear floor space for the dishwasher or an adjacent sink. (A117.1 1103.12.5.3)
- For **cooktops** with a **forward** approach, knee and toe clearance per A117.1 306 shall be provided. The underside of the cooktop shall be insulated or otherwise configured to protect from burns, abrasions, or electrical shock. When a **parallel** approach is used, the clear floor space shall be centered on the appliance. (A117.1 1103.12.5.4.2)
- The **oven** door in the open position shall **not obstruct** the clear floor space for the oven. (A117.1 1103.12.5.5.1)

- Side-hinged door ovens** shall have a countertop positioned adjacent to the latch side of the oven door. **Bottom-hinged door ovens** shall have a countertop positioned adjacent to one side of the door. (A117.1 1103.12.5.5.2, A117.1 1103.12.5.5.3)
- Combination refrigerators and freezers** shall have at least **50 percent** of the freezer compartment shelves, including the bottom of the freezer **54 inches** maximum above the floor when the shelves are installed at the maximum heights possible. The centerline of the clear floor space shall be offset **24 inches** maximum from the centerline of the appliance. (A117.1 1103.12.5.6)

### Appliance Controls

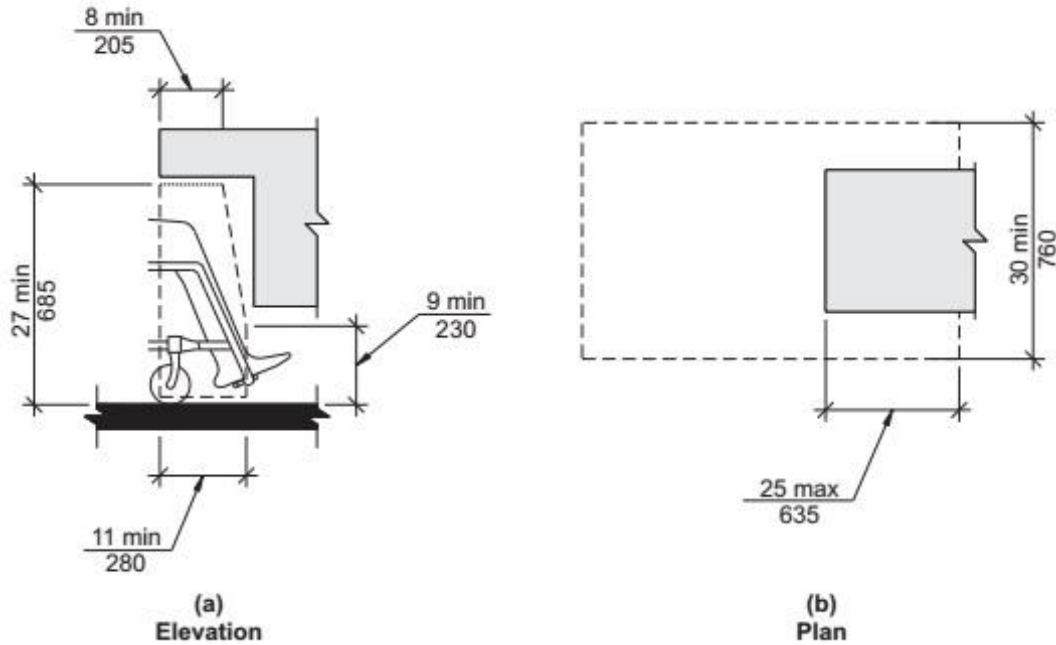
- All appliance controls shall comply with operable parts requirements per A117.1 309 (A117.1 1103.12.5.1, A117.1 1103.9)
- For **cooktops** and **ovens**, the location of controls shall not require reaching across burners. (A117.1 1103.12.5.4.4, A117.1 1103.12.5.5.4)
- All **appliance controls** must be within the typical reach range of **15 inches** minimum to **48 inches** maximum measured from the finished floor. (A117.1 308)

### Operable Parts

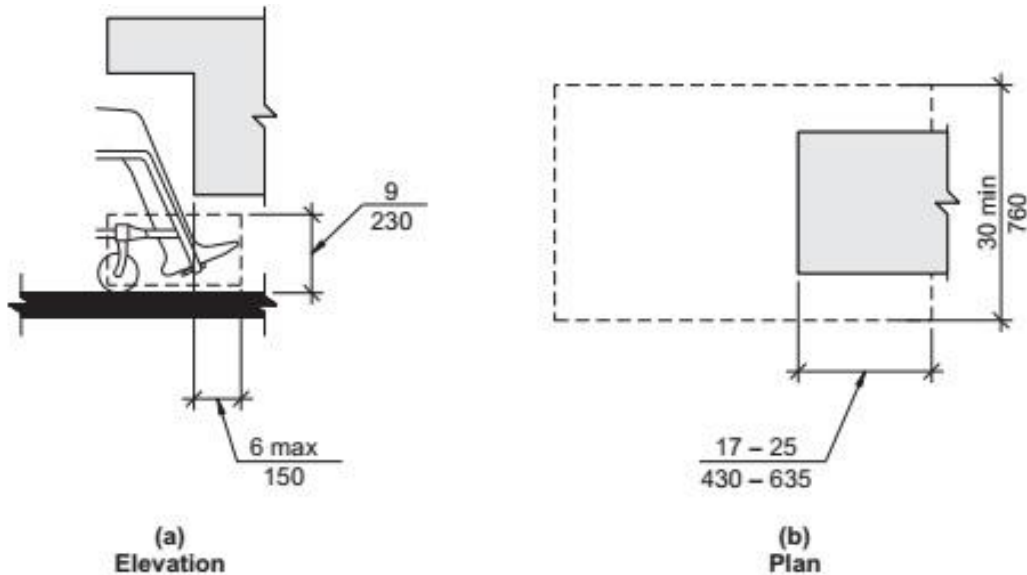
- In a kitchen where **two or more** receptacle outlets are provided above a length of countertop that is **uninterrupted** by a sink or appliance, **only one** receptacle outlet shall be required to comply. (A117.1 309.1, Exception 2)
- In a kitchen where a clear floor space for a parallel approach 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**. (A117.1 309.1, Exception 3)
- Operable parts shall be placed within one or more of the reach ranges specified in A117.1 308. (A117.1 309.3)
- Operable parts shall be operable with one hand and shall **not require** tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be **5 pounds** maximum. (A117.1 309.4)

**Knee and Toe Clearances**

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)**



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