

Print Version - *legal size sheets (8½ x 14)*


Multi-Family Reference Matrix Dwelling Unit Kitchens

Janis Kent Certified Access Specialist, Architect, AIA
info@SteppingThruAccessibility.com
www.SteppingThruAccessibility.com
T 562-426-9363

This reference lists the different items typically found in dwelling unit kitchens or required by kitchen design for mobility, accessible, adaptable or usable kitchens. The matrix compares, on an element-by-element basis, requirements for the 2010 ADA Standards, UFAS, FHA Design Manual, 2013 CBC-11B, 2013 CBC-11A, and 2010 CBC-11A along with the sourcing for each. By knowing which regulations pertain to your project, this matrix allows you to quickly compare and ascertain which are the controlling requirements and features per each item.

Each purchase is meant for a single user, whether for tablet, computer, and/or hard copy.



MULTI-FAMILY RESIDENTIAL - DWELLING UNIT KITCHENS			* Underline notates advisory, not required								© Janis Kent, AIA, CASp January, 2015	
 Stepping Thru Accessibility	2010 ADAS (non-HUD) - Title II Public (HUD Temporary Adoption May 23, 2014)		HUD Section 504 - UFAS can use 2010 ADAS with 11 exceptions (might affect kitchen alterations)		FHA Design Manual - Aug 1996, Rev April 1998		2013 CBC 11B - Public		CBC 2013 CBC 11A - Privately Funded		CBC 2010 11A- Privately Funded	
ITEM	DESCRIPTION	SOURCE	DESCRIPTION	SOURCE	DESCRIPTION <i>Italics notates not required - advisory</i>	SOURCE	DESCRIPTION <i>Italics notates deviation from ADAS</i>	SOURCE	DESCRIPTION <i>Section 11A does not adopt the 2012 IBC</i>	SOURCE	DESCRIPTION	SOURCE
CABINETRY & STORAGE												
WORK SURFACES & COUNTERTOPS												
GENERAL	804.3 Kitchen Work Surface. In <i>residential dwelling units</i> required to comply with 809, at least one 30 inches (760 mm) wide minimum section of counter shall provide a kitchen work surface that complies with 804.3	804.3	4.34.6.4 WORK SURFACES. At least one 30 in (760 mm) section of counter shall provide a work surface that complies with the following requirements (see Fig. 50): (1) The counter shall be mounted at a maximum height of 34 in (865 mm) above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28 in, 32 in, and 36 in (710 mm, 815 mm, and 915 mm), measured from the top of the counter surface. (2) Base cabinets, if provided, shall be removable under the full 30 in (760 mm) minimum frontage of the counter. The finished floor shall extend under the counter to the wall. (3) Counter thickness and supporting structure shall be 2 in (50 mm) maximum over the required clear area. (4) A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall allow a forward approach to the counter. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30 in (760 mm) and a minimum clear depth of 19 in (485 mm). (5) There shall be no sharp or abrasive surfaces under such counters.	4.34.6.4	counters - standard 36" acceptable	7.14 7.15	11B-804.3 Kitchen work surface. In residential dwelling units required to comply with <i>Section 11B-809</i> , at least one 30 inches (762 mm) wide minimum section of counter shall provide a kitchen work surface that complies with <i>Section 11B-804.3</i> .	11B-804.3	1133A.4 Countertops. Kitchen countertops shall comply with this section and shall be provided with the following (see Section 1133A.4.1 for repositionable countertop requirements): 1. A minimum linear length of 30 inches (762 mm) of countertop shall be provided for the kitchen sink installation. 2. A minimum linear length of 30 inches (762 mm) of countertop shall be provided for a work surface. 3. The sink and work surface may be a single integral unit a minimum of 60 inches (1524 mm) in length, or be separate components. Exception: Two 15-inch (381 mm) minimum width breadboards may be provided in lieu of the required 30 inches (762 mm) of countertop work surface.	1133A.4	1133A.4 Countertops. Kitchen countertops shall comply with this section and shall be provided with the following (see Section 1133A.4.1 for repositionable countertop requirements): 1. A minimum linear length of 30 inches (762 mm) of countertop shall be provided for the kitchen sink installation. 2. A minimum linear length of 30 inches (762 mm) of countertop shall be provided for a work surface. 3. The sink and work surface may be a single integral unit a minimum of 60 inches (1524 mm) in length, or be separate components. Exception: Two 15-inch (381 mm) minimum width breadboards may be provided in lieu of the required 30 inches (762 mm) of countertop work surface.	1133A.4
CLEAR FLOOR SPACE	804.3.1 Clear Floor or Ground Space. A clear floor <i>space</i> complying with 305 positioned for a forward approach shall be provided. The clear floor or ground <i>space</i> shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with 306. EXCEPTION: Cabinetry shall be permitted under the kitchen work surface provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the kitchen work surface; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished.	804.3.1 804.3.1 Excep	4.34.6.4 WORK SURFACES. At least one 30 in (760 mm) section of counter shall provide a work surface that complies with the following requirements (see Fig. 50):... (4) A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall allow a forward approach to the counter. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30 in (760 mm) and a minimum clear depth of 19 in (485 mm).	4.34.6.4 (4)	CLEAR FLOOR SPACE AT RANGES, COOKTOPS, AND SINKS Unless knee space is provided, space to execute a parallel approach must be provided at ranges, cooktops, and sinks. CLEAR FLOOR SPACE AT OVENS, DISHWASHERS, REFRIGERATORS, FREEZERS, AND TRASH COMPACTORS The 30-inch x 48-inch clear floor space oriented in either one of two positions—parallel or perpendicular— is required at the oven, dishwasher, refrigerator, freezer, and trash compactor. Wall mounted and microwave ovens, like ovens in ranges, also must have either a parallel or perpendicular clear floor space adjacent to the appliance. Even though this group of appliances has operable doors that require the user to be able to get out of the way of the door swing, for purposes of design and room layout the clear floor space must be centered on the appliance itself. In addition to the turning space, the kitchen must be arranged so there is a 30-inch x 48-inch clear floor space for a parallel approach centered on the sink, range, or cooktop. The centerline of the fixture or appliance must be aligned with the centerline of the clear floor space.	7.3 7.6 7.9	11B-804.3.1 Clear floor or ground space. A clear floor space complying with <i>Section 11B-305</i> positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with <i>Section 11B-306</i> . Exception: Cabinetry shall be permitted under the kitchen work surface provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the kitchen work surface; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished.	11B-804.3 .1 11B-804.3 .1 Excep	1133A.2 Clear floor space. Clear floor space at kitchens shall comply with the following: 1. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop. 2. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor. 3. The centerline of the 30-inch (762 mm) by 48-inch (219 mm) clear floor space provided for parallel or forward approach shall be aligned with the centerline of the appliance or fixture. (See Figure 11A-10A.)	1133A.2	1133A.2 Clear floor space. Clear floor space at kitchens shall comply with the following: 1. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop. 2. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor. 3. The centerline of the 30-inch (762 mm) by 48-inch (1219 mm) clear floor space provided for parallel or forward approach shall be aligned with the centerline of the appliance or fixture. (See Figure 11A-10A.)	1133A.2