



Economic and Community  
Development  
BUILDING DIVISION

# General Requirements For Residential Kitchens

## BUILDING

1. Minimum ceiling height in a kitchen is 7' clear, from the finished floor to the finished ceiling.
2. Insulation is required to be installed in all walls, floors and ceilings open for construction between habitable space and non-habitable space, such as exteriors, garages crawl spaces and attics. Type or insulation required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling: R-30 – Floor: R-19
3. Doors opening to garages must be a minimum of 1 3/8" solid core with two self-closing hinges, and the door must seal on all four edges. Doors must not open up oversteps or landing lower than 1" from the threshold of the door.
4. A modified 1-hr wall is required between the garage and the kitchen. The garage side sheetrock shall be 5/8 type X.

## ELECTRICAL

5. Two = 20-amp dedicated kitchen counters circuits are required. All the kitchen counter receptacles shall be AFCI & GFCI protected. The countertop circuits may only be shared with the dining room or a pantry. Dishwashers, garbage disposals, insta-hots, compactors, built in microwave ovens, and the kitchen lighting **shall not** be on the same electrical circuits, all kitchen circuits to be AFCI & GFCI.
6. Receptacles are to be located so no appliances are further than 2' from any plug. (4' max. apart located on all counters) Counter tops wider than 12" require receptacles.
7. Island or peninsulas require at least 1 receptacle. The receptacles may not be more than 12" below the counter surface or be below a counter that extends more than 6" beyond a cabinets end.
8. The main lighting source shall be from a 40-lumen lighting fixture or a florescent light fixture. Under counter lighting is acceptable to meet this requirement. The first switch in the kitchen shall control the energy efficient lighting.
9. The maximum length for a garbage disposal cord is 36" and a dishwasher is 48".
10. Multiwire duplex receptacles for garbage disposals and dishwashers require tie-bars on the breaker in the service panels.

## PLUMBING

11. All new gas piping shall be sized to supply sufficient gas to the appliances. The gas piping shall be tested with 10lbs of pressure for a minimum of 15 minutes.
12. All oven and stove gas valves shall be readily accessible and be within 3' of the appliance. Connectors may not be concealed or pass through any floor, wall partition, ceiling, or appliance housing.
13. A 2" assessable plumbing cleanout under the sink shall be required if the sink is the highest fixture on the system.
14. An airgap above the sink rim shall be install between the dishwasher drainpipe and the garbage disposal inlet.
15. A pressure-absorbing device shall be installed before the dishwasher angle-stop. The device shall be an air-chamber or approved mechanical device.

## MECHANICAL

16. A vertical minimum clearance of 30" is required above a range to combustibles materials, and minimum vertical clearance of 24" above the range to the built-in microwave ovens is required.
17. Back draft dampers are required on ventilation systems exhausting to the exterior.
18. Mechanical ventilation will be required in the kitchen if no operable windows or skylights with a net clear opening of at least 5% of the floor area, or adequate ventilation cannot be obtained from an adjoining room.

## GENERAL

19. Final inspection will require operational smoke detectors in all the bedrooms, basement and adjoining hallway outside the bedrooms on every living level of the home.