



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 open walls or new construction, 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 3/4" solid core 20 minute rated, with two self-closing hinges, provide deadbolt and the door must seal on all four edges. Doors must not open up over steps or landing lower than 1" from the threshold of the door.
4. Drywall is required between the garage and the kitchen. The garage side sheetrock shall be 5/8 type X on ceilings with habitable space above and 1/2" drywall on walls between garage and dwelling.

## ELECTRICAL

5. Two = 20 amp dedicated kitchen counters circuits are required. All the kitchen counter receptacles shall be GFCI and AFCI protected. The counter top 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.
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. New lighting must be high efficacy.
9. Multi-circuit duplex receptacles for garbage disposals and dishwashers require tie-bars on the breaker in the service panels.

## PLUMBING

10. 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.
11. All oven and stove gas valves shall be accessible and be within 6' of the appliance. Connectors may not be concealed or pass through any floor, wall partition, ceiling or appliance housing.
12. An air-gap is required for dishwasher.
13. A pressure-absorbing device shall be installed on quick acting valves or approved mechanical device.

## MECHANICAL

14. 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 oven/draft hood is required.
15. Back draft dampers are required on ventilation systems exhausting to the exterior.
16. Mechanical ventilation will be required in the kitchen if no operable windows or skylights with a net clear opening of at least 4% of the floor area, or adequate ventilation cannot be obtained from an adjoining room.
17. Provide anti-tip device for range installation.

## GENERAL

18. 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. Carbon Monoxide detectors will be required on every floor level and in hallways outside bedrooms.



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# General Requirements For Residential Bathrooms

## GENERAL

1. Final inspection will require operational smoke detectors in all the bedrooms. Basement, adjoining hallway outside the bedrooms on every occupiable level of the home requires installation of smoke detector and carbon monoxide detector.

## BUILDING

2. Minimum ceiling height is 7' clear, from the finished floor to the finished ceiling.
3. Insulation is required to be installed in all open walls or new construction, 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
4. Drywall is required between the garage and the bath. The garage-side sheetrock shall be minimum 1/2" at walls and 5/8" type X at ceilings with habitable space above.
5. Windows within the tub/shower enclosure and the bottom exposed edge is less than 60 inches above the drain inlet shall be safety glazing.
6. Shower enclosure shall have non-absorbent finish to 72" minimum height.

## ELECTRICAL

7. A dedicated bathroom circuit is required, multiple baths on the same circuit is allowed. All receptacles shall be GFCI protected. Newly installed receptacles shall be required to be tamper resistant.
8. Receptacles are to be located near the counter and lavatory they serve.
9. New lighting shall be from a high efficacy lighting fixture or on motion sensor with manual on occupancy sensor.

## PLUMBING

10. Toilets shall have a minimum of 30 wide clear space and a minimum of 24 inches clear space in front.
11. Beginning July 1, 2011 toilets shall be either, dual flush with an effective flush volume not exceeding 1.28 gallons and meet or exceed the minimum performance criteria as defined by the *WaterSense* program sponsored by the U.S. Environmental Protection Agency (EPA), or shall be a single flush toilet with an effective flush volume not exceeding 1.28 gallons per flush.
12. Shower compartments shall have a minimum of 1024 sq inches and shall be capable of encompassing a 30 inch circle to a height at least 70 inches above the threshold. Valves, shower head, soap dish and shelves may protrude into this space.
13. Toilets shall be sealed at floor to base transition.

## MECHANICAL

14. Back draft dampers are required on ventilation systems exhausting to the exterior.
15. Mechanical ventilation is required in new bathrooms and existing bathrooms without natural ventilation.
16. Bathroom fan shall have separate switch.

**NOTE:** Material approved for use within the tub or shower compartment shall be fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers.  
**No gypsum products.**

**EXCEPTION: Installation of molded one (1) piece enclosures may be installed over moisture resistant gypsum board.**