



TOWN OF HILLSBOROUGH

BUILDING & PLANNING DEPARTMENT

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General Requirements for Residential Kitchens

BUILDING

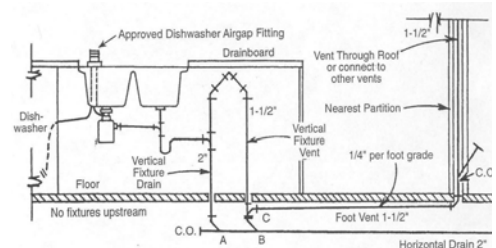
1. Minimum ceiling height in a kitchen is 7' clear, from the finished floor to the finished ceiling.
2. Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as exteriors, garages, crawl spaces and attics. 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, self closing and latching. 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. A modified 1-hr wall is required between the garage and the kitchen. The garage side sheetrock shall be 1/2" type X minimum.

ELECTRICAL

5. Provide electrical calculations per Article 220 (fill out attached: RESIDENTIAL ELECTRICAL LOAD CALCULATIONS form)
6. Provide a completed WS-5R RESIDENTIAL KITCHEN LIGHTING WORKSHEET form. (attached)
7. Two = 20 amp. Dedicated kitchen counters circuits are required. All the kitchen counter receptacles shall be GFI 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.
8. 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. Receptacle shall be no higher than 18" above the counter.
9. 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.
10. At least 50% of total wattage in kitchen must be **high efficacy**. Low efficacy fixtures may be installed but not to exceed 50% of total wattage in kitchen area. Other areas near the kitchen can be used in the watts calculation as long as they are on the same switch as kitchen lighting. For dwelling larger than 2500 sqft a 100 watt allowance will be added to the non high-efficacy lighting total. Conditions for this extra 100 watts are as follows- all non high efficacy lighting must be on a manual on/off sensor or a programmable lighting control system. Interior cabinet lighting will not be counted against the 50% rule as long as the watts do not exceed 20 watts per lineal foot of cabinet.
11. The maximum length for a garbage disposal cord is 36" and a dishwasher is 48".
12. Multiwire duplex receptacles for garbage disposals and dishwashers require tie-bars on the breaker in the service panels.
13. Interior cabinet lighting will not be counted against the 50% rule as long as the watts do not exceed 20 watts per lineal foot of cabinet

PLUMBING

14. All new gas piping shall be sized to supply sufficient gas to the appliances. The gas piping shall be tested with 3 PSI for a minimum of 10 minute. Testing gauge must read in tenth. Gauge not to exceed 5 times the testing pressure.
15. Hot water piping 3/4" and greater serving a kitchen shall be insulated with minimum 1" wall thickness insulation.
16. 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.
17. A 2" assessable plumbing cleanout under the sink shall be required if the sink is the highest fixture on the system.
18. An air-gap above the sink rim shall be installed between the dishwasher drainpipe and the garbage disposal inlet.
19. A pressure-absorbing device is recommended to be installed before the dishwasher angle-stop. The device shall be an air-chamber or approved mechanical device.



Island drainage & venting system

MECHANICAL

20. A vertical minimum clearance of 30" is required above a range to combustibles materials, and a minimum vertical clearance of 24" above the range to the built-in microwave ovens is required. NOTE: Larger units require greater clearances, refer to the manufacturers requirements.
21. Mechanical ventilation will be required in the kitchen if no operable windows or skylights with a net clear opening of a least 5% of the floor area, or adequate ventilation cannot be obtained from an adjoining room. Back draft damper are required on ventilation systems exhausting to the exterior

GENERAL

22. Final inspection will require operational smoke detectors/carbon monoxide detectors in all the bedrooms, basement and adjoining hallway outside all sleeping rooms and a minimum of one per floor level.

Typical kitchen floor plan showing general requirements:

Provide the following: Three sets of plans with the following information; Owners, Name & address, page numbers – ¼" or ½" scale

Identify: Existing walls, walls to be removed and/or added - switches, lights, florescent lights - plugs, GFI plugs - 220 outlets – plumbing - gas lines & location of valves - doors - windows - skylights - appliances - exhaust fans or ventilation

Show: Dimensions and sizes of the rooms, walls, pipes, doors, windows and skylights and note height of ceilings

