

Nearman, Michael@DGS

From: Soojin Hur <soojin_hur@marxokubo.com>
Sent: Monday, May 05, 2014 5:31 PM
To: CBSC@DGS
Subject: HCD 2013 CBC 11A ET: Question

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern:

The following requirement/exclusion has been confusing to some of us at our office, and it would be great if a clarification can be made to section 1133A.4.1 Repositionable countertops.

1133A.4.1 Repositionable countertops. *Repositionable countertops shall be provided in a minimum of 5 percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following:*

1. ~~The kitchen sink~~ Sinks and work surfaces ~~space~~ required by Section 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches (711 mm).
2. ~~Base cabinets directly under the kitchen sinks~~ counter area and work surfaces shall be removable as required in Section 1133A.3.
3. ~~The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.~~
4. ~~Finished flooring shall be extended to the wall beneath the sink and work surface.~~

Exceptions:

1. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.
2. Two 15-inch (381 mm) wide minimum ~~width~~ breadboards may be provided in lieu of the required 30 inches (762 mm) of countertop work surface, and used without meeting the repositioning requirements.

The question is about exception 1 where stone, cultured stone, and tiled countertops are excluded from the repositioning requirements. It is unclear if this exclusion only applies to items 1 and 3 in that, the sink and work surfaces should still have removable base cabinets even if the countertop material is stone, cultured stone, or tile? Or does this exclusion apply to all four items under 1133A.4.1, which includes the removable base cabinets and finished flooring extension. In short, if the kitchen countertop material is stone, do we need to provide removable base cabinet under the sink and work surfaces or not?

It is debatable and confusing to us because the removable base cabinet requirement is first included in section 1133A.3 but then repeated under the repositionable countertop requirements.

We'd appreciate your input and/or clarification in the final code language. Thank you,

Soojin Hur, AIA, CASp, LEED AP BD+C
Associate
Marx|Okubo Associates, Inc.
444 Spear Street, Suite 205 | San Francisco, CA 94105
P: 415.957.9240 | D: 415.696.5943 | C: 415.940.0451
soojin_hur@marxokubo.com

Opinions, conclusions, and other information in this message that do not relate to the official business of this firm should be understood as neither given nor endorsed by this firm. Opinions, conclusions, and other information in this message may not be relied upon by anyone other than the addressee.

***** Internet Email Confidentiality Footer *****

This communication (including attachments) is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2521. Privileged/Confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message, and you are requested to notify the sender by reply email. Please advise immediately if you or your employer do not consent to Internet email restricted by messages of this kind.