Examples of Kitchen Storage Types - Side Approach

Example Calculations Format

50% Storage Calc. - Kitchen Type X

<table>
<thead>
<tr>
<th>Cab. Tag</th>
<th>Accessible Shell and Drawer Count</th>
<th>Width</th>
<th>Depth</th>
<th>Area per Shelf or Drawer</th>
<th>Accessible Storage Area</th>
<th>Inaccessible Storage Area</th>
<th>Total Storage Area</th>
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<tr>
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<td>8&quot;</td>
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<td>4.0 SF</td>
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<td>12&quot;</td>
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<tr>
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<td></td>
<td>65.3 SF</td>
<td>32.9 SF</td>
<td>97.3 SF</td>
</tr>
</tbody>
</table>

Percentage Accessible: 65.3 / 97.3 = 67.1%

Criteria for Kitchen Storage Calculations

1. Calculations and drawings must show 50% of shelving is accessible.
2. When drawer hardware is within the required reach range, the storage is accessible.
3. If the top of the front edge of a shelf is within the required reach range, the storage is accessible.
4. One removable shelf in wall cabinets is to be included in non-accessible storage calculations except for cabinets that are under 24" in height and are located above a range or refrigerator.
5. Mobility Units must have the same types of kitchen storage as comparable Adaptable Units.
   • Open shelves in Mobility Units are not comparable to shelves with a door in Adaptable Units.
   • If Adaptable Units have pantries then Mobility Units must also have pantries.
   • Drawer heights in Mobility Units are to be comparable to those in Adaptable Units.
6. Items Excluded from Calculation:
   • Bread boards.
   • Refrigerators.
   • Oven storage drawers.
   • Filter strips.
   • Removable base cabinets.
   • Corner areas of wall and base cabinets.
7. Projecting face of appliance, cannot overlap with clear floor space.

Mayor's Office on Disability
Information Bulletin MOD-02

Subject: Calculation Methods for Kitchen Storage in Mobility Units

References:
• 2019 California Building Code (CBC)
• 2010 ADA Standards (ADAS)
• Fair Housing Act Design Manual (FHAM)

Purpose: This bulletin provides guidance for calculating storage in Mobility Unit kitchens.

For more information visit the Mayor’s Office on Disability (MOD) website: sfgov.org/mod

CBC Code Section Summary

11B-225.2 At least one of each type of storage provided to be accessible.
11B-305 Clear floor space.
11B-308 Reach ranges.
11B-804.5 50% of shelf space to comply with 11B-811.

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Residential Dwelling Unit Terminology

Mobility Unit: Residential dwelling unit per 11B-233.3.1.1 providing mobility features complying with Sections 11B-809.2 through 11B-809.4.
Adaptable Unit: Residential dwelling unit per 11B-233.3.1.2, providing adaptable accessibility as required by Sections 11B-233.3.1.2 through 11B-233.3.1.2.6
Communication Unit: Residential dwelling unit per 11B-233.3.1.3, providing communication features complying with Section 11B-809.5.
Reach Ranges

Unobstructed

Shallow Obstruction

Deep Obstruction

Corner Storage Reach

KEY TO SHADING

Accessible Storage
Non-Accessible Storage

Corner Base Storage

KEY TO SHADING

Accessible Storage
Non-Accessible Storage

Non-Standard Storage Examples

These images and other creative solutions for providing accessible storage are suggestions only - the project designer is responsible for demonstrating that any non-standard solution meets reach and other applicable code requirements.

Products like these can make more wall cabinet storage accessible by bringing the contents down to a lower height and forward toward the user.

- Operating part/handle must be mounted within reach range.
- Confirm upper shelf lowers down sufficiently to be included in accessible storage.
- Five pound operating force is measured when empty.
- Operation must not require grasping/twisting.

Note: These side reach diagrams apply only when there is a 48" length of countertop to accommodate the 30"x48" clear floor space with no protruding appliances.

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