



Mayor's Office on Disability

Information Bulletin MOD-03

Subject	Removable Cabinetry at Mobility Units
References	<ul style="list-style-type: none"> • 2019 California Building Code (CBC) • 2010 ADA Standards (ADAS)
Purpose	This bulletin illustrates requirements for removable kitchen cabinets at sinks and work spaces, and removable cabinets at lavatories.

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

CBC Code Section	Summary
11B-306	Knee and toe clearance at lavatories, sinks, and work surfaces.
11B-604.3.2 (Bathrooms)	<ul style="list-style-type: none"> • Restricts overlap of elements with water closet required clearance. • Residential dwelling unit exception allows a complying lavatory on the rear wall to overlap when: <ul style="list-style-type: none"> • Lavatory edge is 18" from the water closet centerline. • The clearance at the water closet is 66" min. measured perpendicular from the rear wall.
11B-606.2 Exception 3	Cabinetry shall be permitted under lavatories provided that all of the following conditions are met: <ol style="list-style-type: none"> The cabinetry can be removed without removal or replacement of the fixture. The finish floor extends under the cabinetry; and The walls behind and surrounding the cabinetry are finished.
11B-804.3.1 (Kitchens)	Cabinetry shall be permitted under the kitchen work surface provided that all of the following conditions are met: <ol style="list-style-type: none"> The cabinetry can be removed without removal or replacement of the kitchen work surface. The finish floor extends under the cabinetry; and The walls behind and surrounding the cabinetry are finished.
11B-804.3.2	Counter / work surface height to be 34" or repositionable.
11B-804.3.3	There shall be no sharp or abrasive surfaces under work surface counters.

Sink and Lavatory Definitions

Sink: A fixed bowl or basin with running water and drainpipe, as in a kitchen or laundry, for washing dishes, clothing, etc. (As differentiated from the definition of "Lavatory".)

Lavatory: A fixed bowl or basin with running water and drainpipe, as in a toilet or bathing facility, for washing or bathing purposes. (As differentiated from the definition of "Sink".)

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.

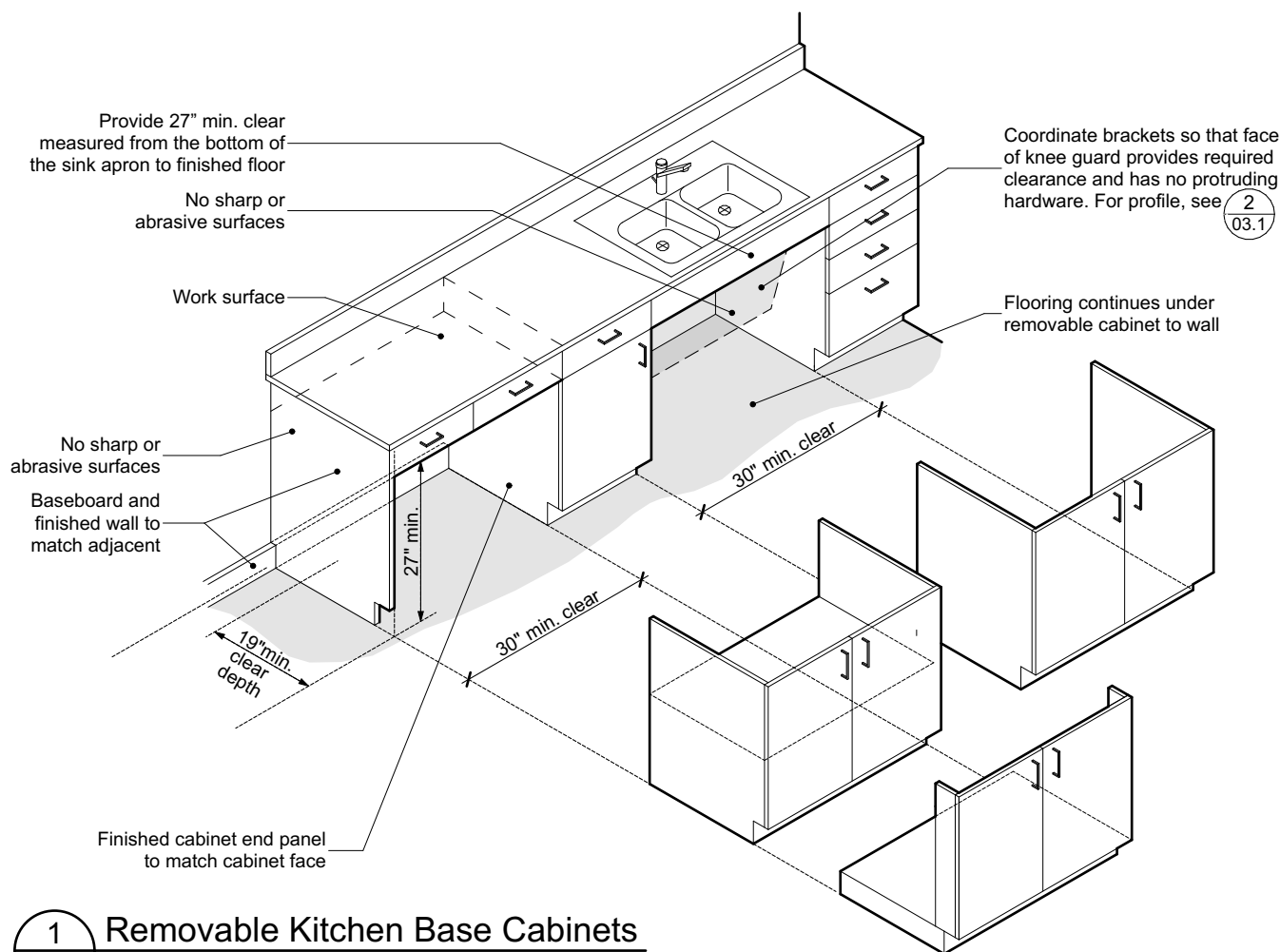
Adaptable Unit: Residential dwelling unit per 11B-233.3.1.2, providing adaptable accessibility features as required by Sections 11B-233.3.1.2.1 through 11B-233.3.1.2.6.

Communication Unit: Residential dwelling unit per 11B-233.3.1.3, providing communication features complying with Section 11B-809.5.

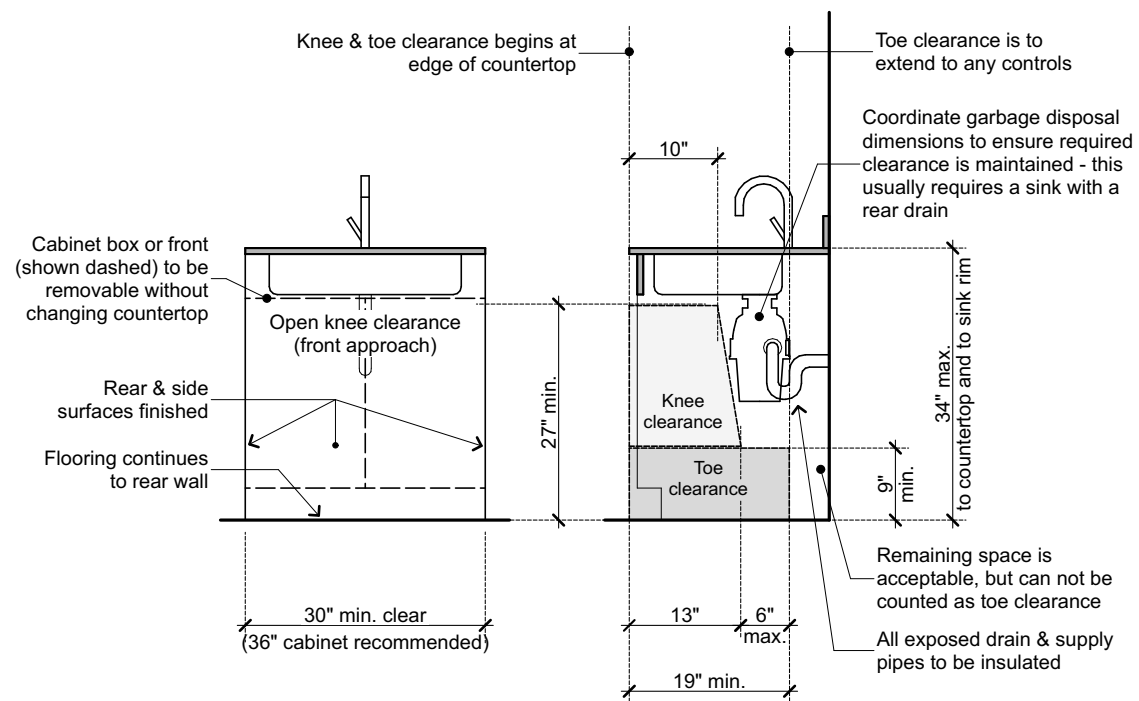
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Criteria for Removable Cabinets

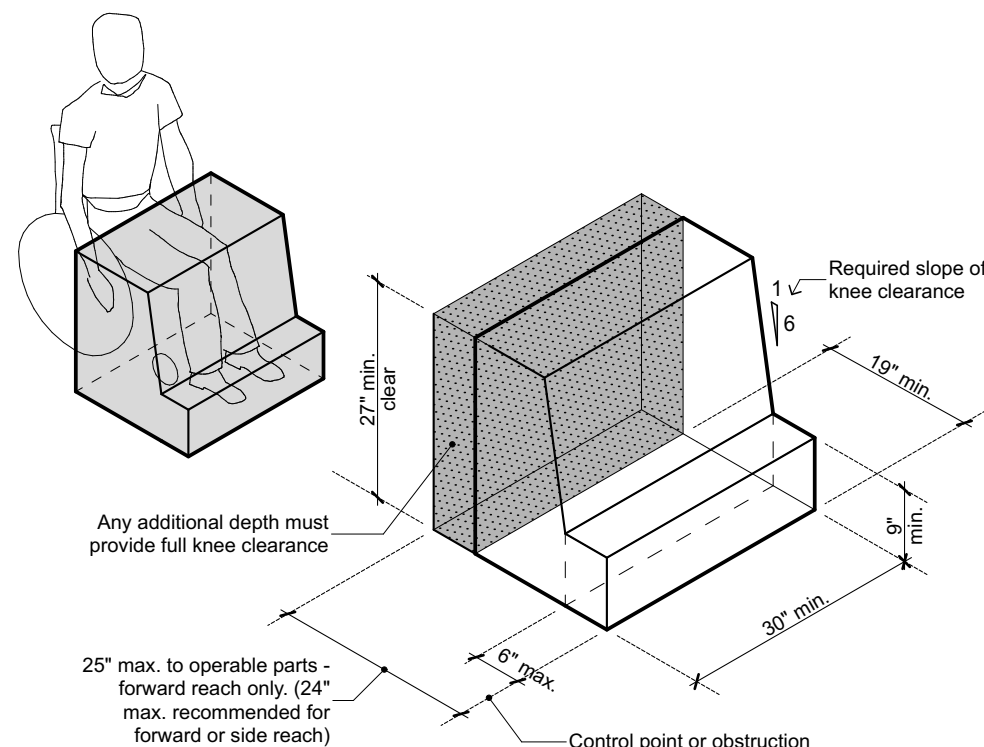
1. No special tools or knowledge shall be required.
2. Exposed finishes behind and to the side of the removed cabinets are to match the adjacent wall or cabinet surfaces with no additional work required.
3. Cabinet doors with attached toe kicks are not recommended, since the attached toe kicks can protrude into the knee and toe clearance.
4. Instructions for removable cabinetry shall be included in the reasonable accommodation instruction manual. An example reasonable accommodation manual can be found at: <http://sfgov.org/mod/inspection-resources>



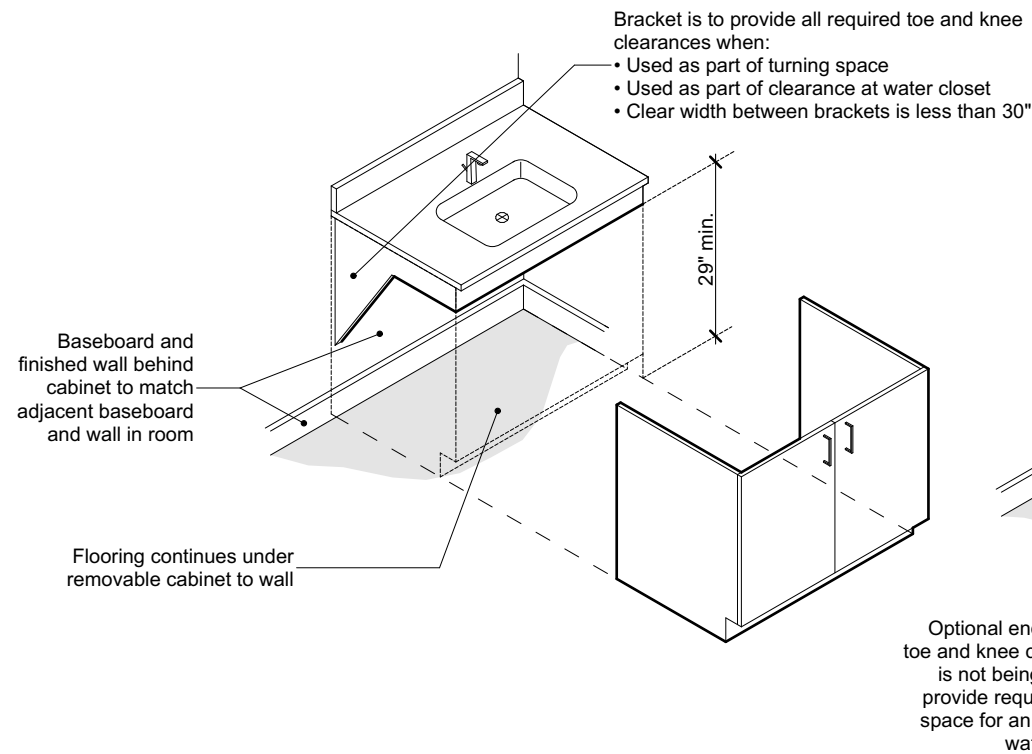
1 Removable Kitchen Base Cabinets
03.1



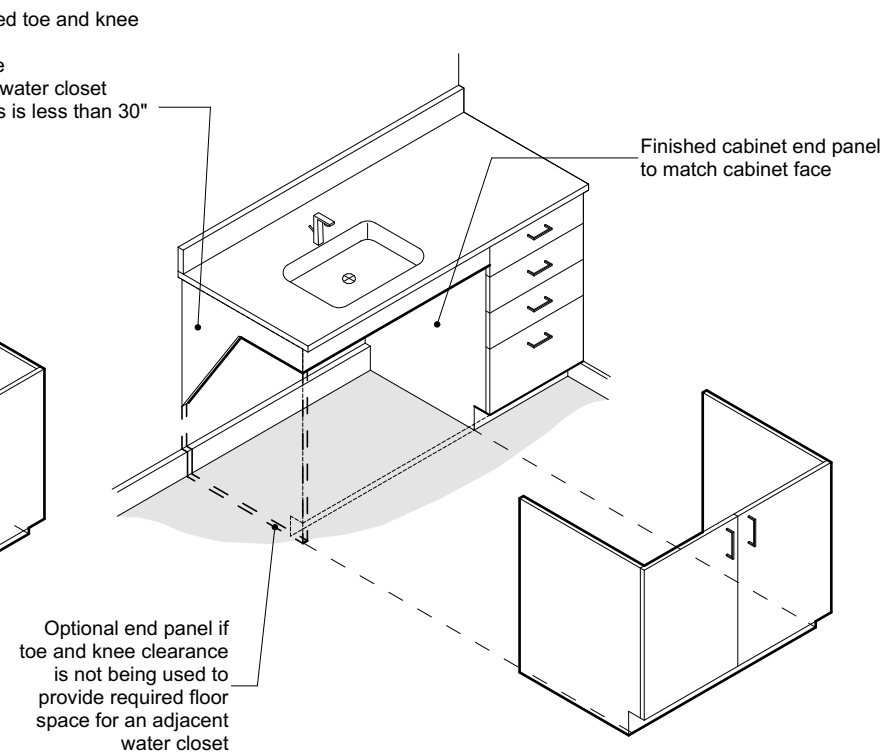
2 Removable Kitchen Base Cabinets - Example
03.1



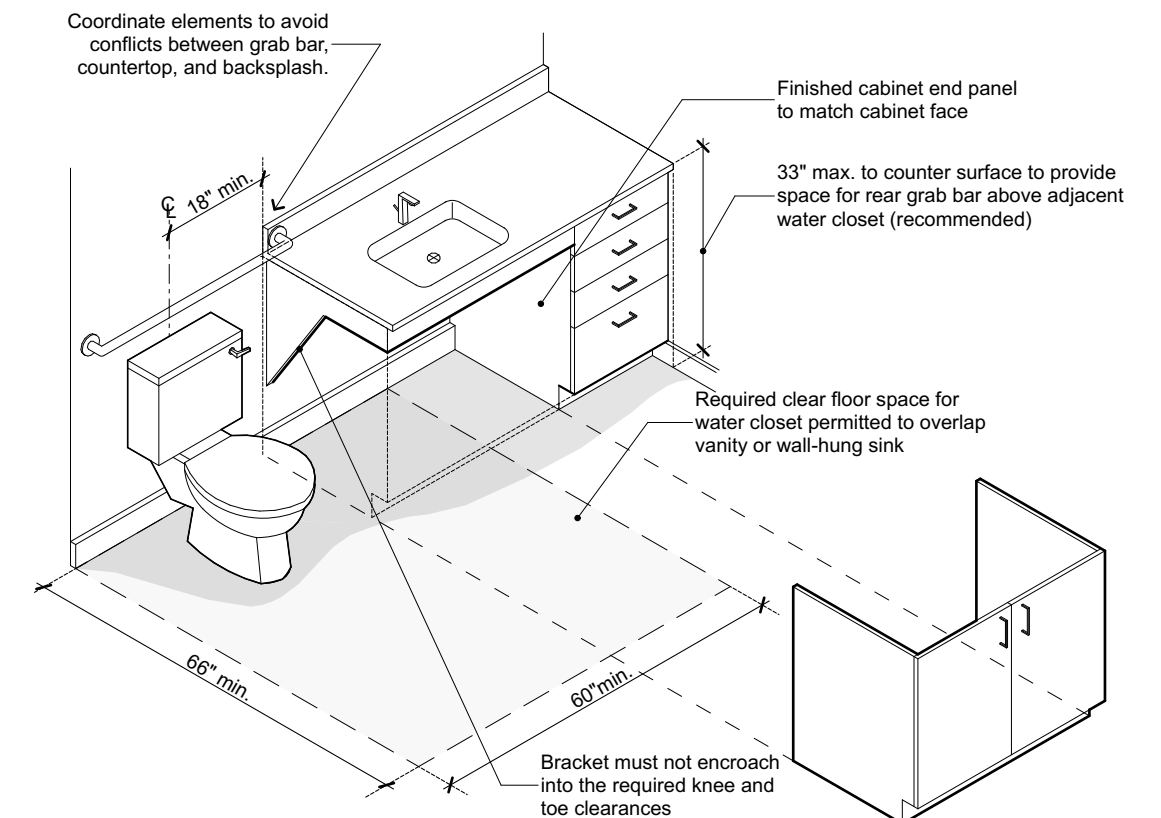
3 Kitchen Toe & Knee Clearances
03.1



A Removable Cabinet - Freestanding

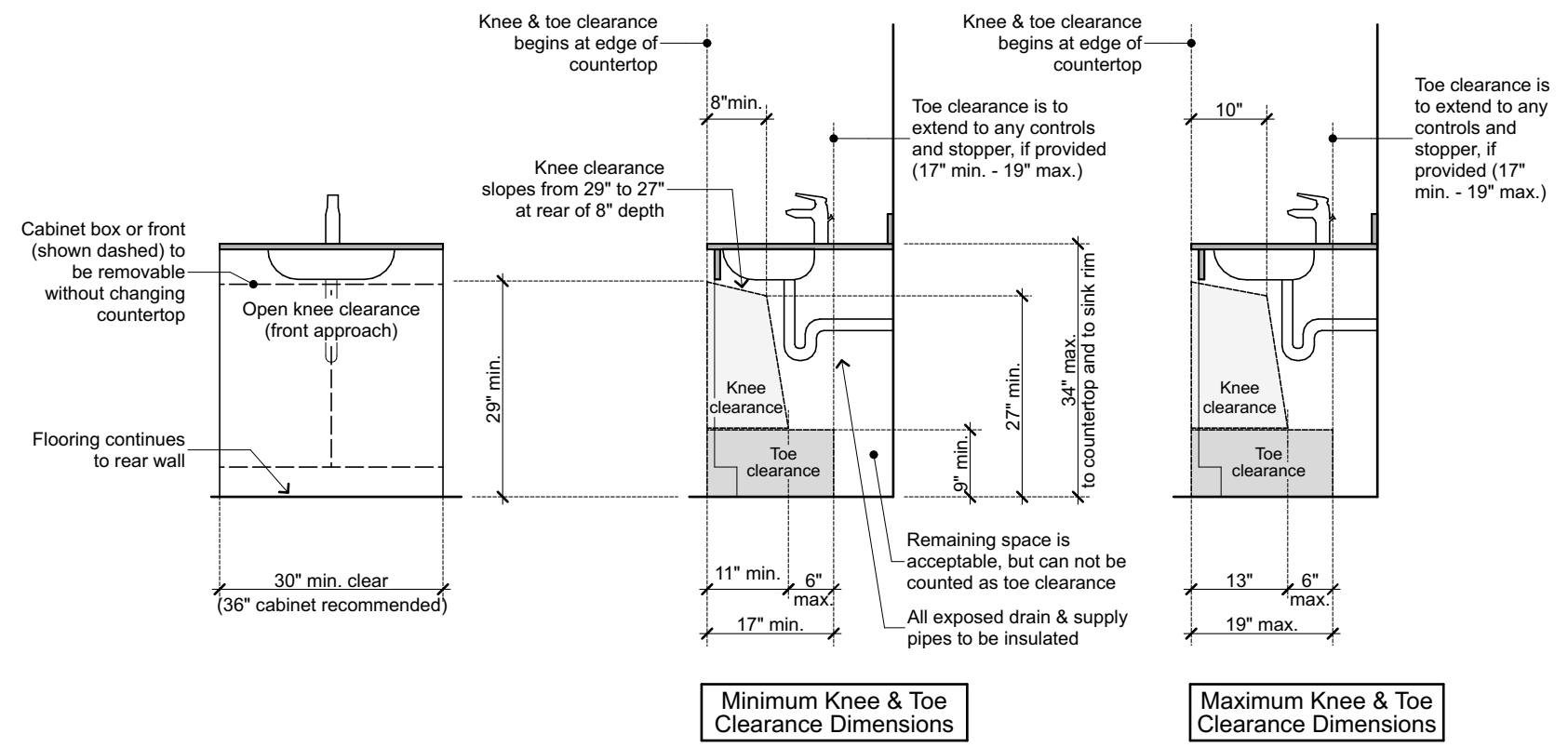


B Removable Cabinet - Partial



C Removable Cabinet - Using Dwelling Unit Water Closet Clearance Exception

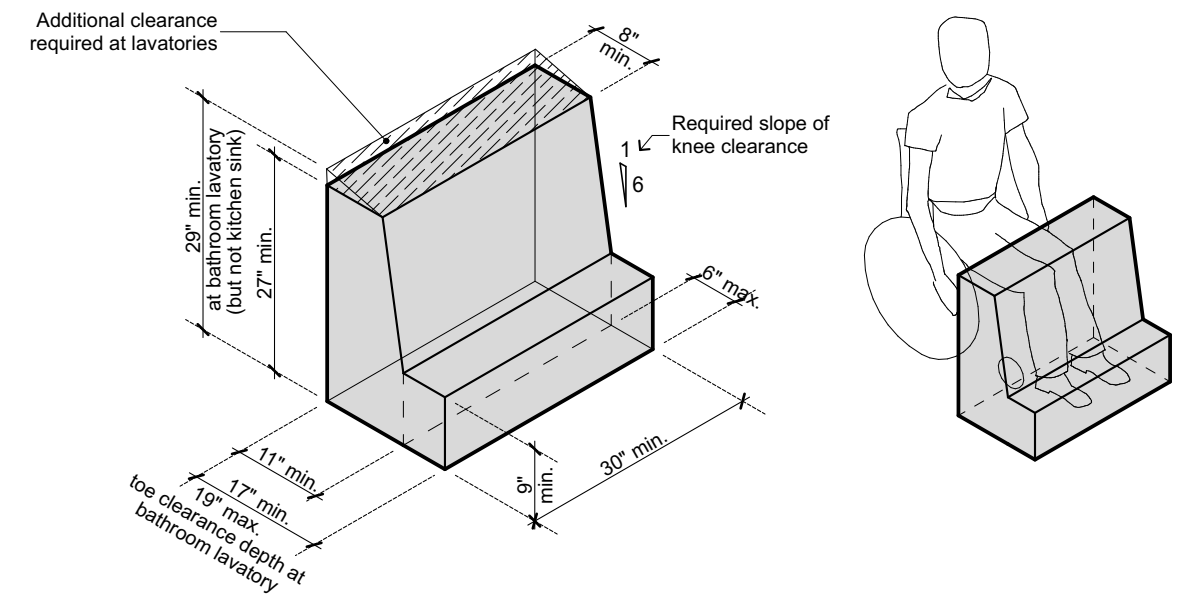
1 Removable Cabinet at Lavatory
03.2



Minimum Knee & Toe Clearance Dimensions

Maximum Knee & Toe Clearance Dimensions

2 Removable Cabinet at Lavatory - Examples
03.2



3 Lavatory Toe and Knee Clearance Requirements
03.2