

DESIGN AND CONSTRUCTION GUIDELINES AND STANDARDS

DIVISION 11 • EQUIPMENT

11 31 00 • RESIDENTIAL APPLIANCES

SECTION INCLUDES

Kitchen Equipment
Laundry Connections

RELATED SECTIONS

12 30 00 Casework
22 00 00 Plumbing
23 00 00 Heating, Ventilation & Air Conditioning
26 00 00 Electrical
521 Code of Massachusetts Regulation ARCHITECTURAL ACCESS BOARD, Citation 32

STOVES/RANGES

MATERIAL



Fuel: Check with LHA for preference
Color: White
Oven: No self-Cleaning or Continuous Cleaning
Cook top: No Glass or Ceramic
Gas Ranges: Electronic Ignition only
Ratings: Energy Star

FAMILY HOUSING:

- Specify 30" Ranges
- Specify 30" Range Hood, DHCD preference is to be vented to outside. Sones 6 or less. Specify the ductwork in the HVAC Section (23 00 00)

ELDERLY:

- Specify 24" Ranges
- Specify 24" Range Hood, DHCD preference is to be vented to outside. Sones 1.0 -3 Normal, 5-6 High. Specify the ductwork in the HVAC Section (23 00 00)

ACCESSIBLE:

- Specify 30" or 36 " Cooktop
- Specify 30" or 36 Range Hood, DHCD preference is to be vented to outside. Specify the ductwork in the HVAC Section (23 00 00). Provide counter top controls.
- Specify 27" Wall oven and mount at the appropriate height

DEPARTMENT OF DEVELOPMENTAL SERVICES (DDS):

- Reference the DDS design guidelines found elsewhere on The DHCD web site.

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REFRIGERATORS

Check with the Housing Authority on its refrigerator policy
Specify Rollers and self-leveling features.

For modernization projects, size the refrigerator to fit the existing opening.
For new construction:

FAMILY HOUSING:

- Specify a 30" wide space, depth no more than 30"

ELDERLY:

- Specify a 24" wide space, depth no more than 30"

ACCESSIBLE:

- Specify a 36" space, depth no more than 30", bottom freezer
Reference 521 CMR 32.

DDS:

- Reference the DDS design guidelines found elsewhere on The
DHCD web site and 521 CMR 32.

Avoid complicated refrigerators with equipment such as ice on the door,
automatic ice maker, etc.

OTHER APPLIANCES

Window Air Conditioners are allowed. They are owned by the
occupant. Specify the air conditioner electrical outlet in the 26 00 00
Electrical Section.

Garbage disposals should be avoided where possible due to safety
concerns and title 5 restrictions. However, if the project requires garbage
disposals specify in 22 00 00 Plumbing Section and remember to specify
the electrical connection in 26 00 00 Electrical Section.

Washer and Dryer Connections should be specified in the 22 00 00
Plumbing Section and the 26 00 00 Electrical Section. Provide washer and
dryer connections for every family unit and in the Community Room for
Elderly Developments.

Community Rooms: Community room appliance requirements vary due to
the programs that are operated in the spaces. Check with LHA to ascertain
what if special requirements need to be met.

EXECUTION

Most Ranges, Ovens, and Cooktops come without electrical pigtailed;
coordinate with trades to cover responsibility for this work.

Coordinate electrical and plumbing connection requirements and location
with appliance requirements.