

## Additional kitchen facilities within single-family dwelling

**Policy Number: R-1**

**Effective: January 1, 2023**

### Overview:

It is not uncommon to see more than one cooking facility (i.e. kitchen) indicated on plans submitted with an application for a single-family dwelling Building Permit (IRC-1). The State Building Code does not prohibit multiple kitchens in a single-family dwelling, provided the kitchens are only additional amenity spaces for the building occupant. If, however the additional kitchen is intended to serve an actual or future additional dwelling unit, then the building shall be classified as a two-family dwelling (IRC-2) and meet all applicable requirements based on that intended use. It is important that the occupancy classification, per IRC Sec. R300.1, is *documented* so that there is no future misunderstanding as to how the building was reviewed and approved. Typically, these conflicts arise when rental housing applications/inspections are made.

### Details:

When multiple cooking facilities are indicated on a plan submitted as a single-family dwelling (IRC-1) documentation shall be provided by the applicant as to the intended use of the space containing the additional cooking facility. The reviewer will review for compliance as a single-family dwelling (IRC-1), or a two-family dwelling (IRC-2) based on the documentation provided.

Any change of use from the documented use shall require that the building or portion thereof be brought into full compliance with the applicable provisions of the new use.