



**CITY OF OAKLAND
PLANNING AND BUILDING DEPARTMENT
BUREAU OF BUILDING**

CODE BULLETIN CB22 – 001

Reference: CBC 1133A.7
Date: 4/26/22
Revised:

CBC 1133A.7 - PLUMBING PROTECTION WITHIN DWELLING UNITS

1133A.7.1 Plumbing Protection states: *Water supply and drain pipes under kitchen sinks shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under kitchen sinks.*

Question 1: Does the plumbing protection need to be installed at time of unit final? Or can it be done at later time as part of adapting the unit?

Response: Yes. Plumbing protection for kitchens and bathroom lavatories shall be provided at time of final inspection.

Question 2: Does the removable base cabinet in-and-of-itself provide the required plumbing protection? Is the protection only required after the base cabinet is removed?

Response: Until the base cabinet is removed, access to the sink is by a side approach and knee and toe space is not being used. The protection of exposed piping is required when a front approach is provided or mandated by the regulations to protect a person's legs from potential burns or scalds.

Question 3: Does the requirement for "no sharp or abrasive surfaces" include when a base cabinet is installed?

Response: Yes. The removal of all sharp or abrasive surfaces under the sink units must be performed regardless of the existence of a base cabinet.

Question 4: Does the requirement include fixtures such as garbage disposals, or does it only apply to pipes?

Response: Since the garbage disposal is not included or exempted under the requirements for knee and toe space, and only recommended to be positioned to provide knee and toe space under the Fair Housing Act, if sharp or abrasive items are attached to the disposal or other appliances located under the sink such as hot water heaters etc., or if there is any other item under the sink area which has sharp and abrasive surfaces, those areas should be inspected and those items either removed or protected at time of final inspection.



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