



Virginia Housing Minimum Cabinet Requirements

To insure durability while also recognizing the needs of different developments, the construction of all new kitchen and bathroom vanity cabinets is to meet or exceed the applicable Virginia Housing Minimum Cabinet Requirement below. These minimum cabinet requirements are to be incorporated into **all** Virginia Housing financed and Low Income Housing Tax Credit (LIHTC) project specifications for cabinets. All cabinets are to comply with the requirements of the American National Standard Institute (**ANSI**) and must be currently certified by either the Kitchen Cabinet Manufacturers' Association (**KCMA**) or the International Code Council (**ICC**).

MINIMUM CABINET REQUIREMENTS FOR ALL DEVELOPMENTS UTILIZING HOUSING TAX CREDITS (LIHTC):

FACE FRAMES:

Solid wood; minimum dimensions 3/4 inch by 1-1/2 inch.

END PANELS, TOPS, and BOTTOMS:

Plywood, particleboard, or medium/high-density fiberboard; minimum thickness 1/2 inch.

Tops and bottoms to be dadoed, glued, and stapled into sides and face frames. No butt joints will be accepted.

All kitchen sink base bottoms and bathroom vanity sink bottoms to be plywood; minimum thickness 1/2 inch.

BACKS:

Plywood, or hardboard; minimum thickness 1/4 inch or 1/8 inch with nailing strip.

Particleboard, or medium/high-density fiberboard; minimum thickness 3/8 inch or 1/8 inch with nailing strip.

Backs to be dadoed or rabbeted, glued, and stapled into end panels. No butt joints will be accepted.

SHELVES:

Solid wood, plywood, particleboard, or medium/high-density fiberboard.

Adjustable shelves; minimum thickness 5/8 inch. Fixed shelves; minimum thickness 1/2 inch.

Edge banding required except on solid wood.

DOORS and DRAWER FRONTS:

Solid wood, plywood, or medium/high-density fiberboard; minimum thickness 5/8 inch.

Inset panel thickness; medium/high-density fiberboard minimum 1/4 inch, solid wood or plywood minimum 1/8 inch.

Medium/high-density fiberboard (not including inset panel) must have plastic laminate finish on all sides.

DRAWER BOXES:

Solid wood or plywood; minimum thickness 1/2 inch.

Sides to be dadoed, rabbeted, or dove tailed with front and back members. No butt joints will be accepted.

DRAWER BOTTOMS:

Plywood; minimum thickness 1/4 inch.

Bottoms dadoed, and glued and/or factory stapled into drawer box.

DRAWER GUIDES:

Dual mounted steel rails.

EXPOSED PORTIONS OF CABINETRY:

Thermofoil finishes are prohibited. Melamine-type finishes are prohibited except on inner cabinet surfaces and shelves.

MINIMUM CABINET REQUIREMENTS FOR ALL DEVELOPMENTS NOT UTILIZING HOUSING TAX CREDITS (LIHTC):

End panels, frames, tops, bottoms, and backs; solid wood, plywood, particleboard, or medium/high-density fiberboard.

Frameless cabinets permitted with end panels and full-width front and rear stretchers; minimum thickness 3/4 inch plywood.

All kitchen sink base bottoms and bathroom vanity sink bottoms to be plywood, minimum thickness 1/2 inch.

Doors and drawer fronts; solid wood, plywood, or medium/high-density fiberboard.

Tops, bottoms, sides, and face frames to be glued, with dowels, biscuits, screws, or staples (staples require dadoes).

Backs to be glued, dadoed or rabbeted, and stapled or screwed into end panels. No butt joints will be accepted.

Notes

1. All cabinets to be factory/manufacturer assembled and **have either KCMA or ICC certification confirmation sticker**.
2. All exposed portions of cabinetry must have factory applied finish. Exposed end panels and outside faces may not reveal any fasteners.
3. Wall cabinets are to be fastened to in-wall blocking with a minimum of four washer head cabinet screws; two in each upper and lower nailing strip for each wall cabinet.
4. Plastic laminate countertops must be post-formed or have back splashes factory attached and sealed.
5. Side splashes are required where countertops are adjacent to walls.
6. Submit signed Virginia Housing Cabinet Review Form and manufacturer's specification sheets for each property to Virginia Housing's A&E Department for review at cabinets@virginiahousing.com.
7. The Cabinet Review Form requires three signatures:
a) The Cabinet Supply Company Representative **b)** The General Contractor (the person responsible for ordering cabinets) **c)** The Architect
8. Written acceptance from Virginia Housing is required before purchasing cabinets.
9. If requested, a cabinet sample is to be provided at the job site for inspection and acceptance. Please allow two weeks for the review process.
10. Virginia Housing reserves the right to modify these requirements when deemed appropriate.



Virginia Housing Cabinet Review Form

Cabinet Supplier to Complete

Project Name: _____ Request Date: _____

Project Location: _____ Cabinet Manufacturer/Model: _____

Virginia Housing Deal Number: _____ KCMA or ICC, and Certification #: _____

Face Frames

Material: _____ Thickness x Width: _____ Finish: _____
Are cabinets frameless? (non-LIHTC developments only) YES NO

End Panels, Tops and Bottoms

Material: _____ Thickness: _____ Finish: _____
Are all cabinet assemblies fully glued? YES NO What connection is used? Dowel Biscuit Screw Staple+dado

Kitchen and Vanity Sink Bottoms

Material: _____ Thickness: _____ Finish: _____
Are all cabinet assemblies fully glued? YES NO What connection is used? Dowel Biscuit Screw Staple+dado

Cabinet Backs

Material: _____ Thickness: _____ Finish: _____
Do all cabinets have nailing strips? YES NO Thickness: _____
Are backs dadoed/rabbeted + fully glued into end panels? YES NO What connection is used? Screw Staple

Shelves

Adjustable Shelf Material: _____ Thickness: _____ Finish: _____
Fixed Shelf Material: _____ Thickness: _____ Finish: _____
Are shelves edge banded if not solid wood? YES NO

Door and Drawer Fronts

Door/Door Frame Material: _____ Thickness: _____ Finish: _____
If Door Inset Panel, Panel Material: _____ Thickness: _____ Finish: _____
If MDF/HDF door, is plastic laminate on all six sides? YES NO

Drawer Boxes

Material: _____ Thickness: _____ Finish: _____
What corner joint is used in the box construction? Dado Rabbet Dovetail Other : _____

Drawer Bottoms

Material: _____ Thickness: _____ Finish: _____
Are bottoms dadoed into drawer box? YES NO Are bottoms glued/stapled into drawer box? Glued Stapled NA

Drawer Guides

Are guides double suspension with steel rails? YES NO

Certifying Cabinet Supplier representative

Company Name: _____
Representative Name: _____
Signature: _____
Email: _____

Certifying General Contractor representative

Company Name: _____
Representative Name: _____
Signature: _____
Email: _____

Certifying Architect representative

Company Name: _____
Representative Name: _____
Signature: _____
Email: _____

Send Completed Signed form to: Email – Cabinets@virginiahousing.com

Virginia Housing Use Only

Accepted Not Accepted Reviewer: _____ Date: _____

If Not Accepted, Explain: _____

Preferred Removable Cabinet Detail

This detail is the preferred *Fair Housing Act Removable Base Cabinet Detail*. This detail is not a Virginia Housing requirement. All removable cabinet designs are acceptable as long as they meet the Virginia Housing Minimum Cabinet Requirements. This detail was borrowed from the *Fair Housing Act Design Manual*, Part Two, Chapter 7, Section 7.12

