

# Virginia Housing Minimum Cabinet Requirements

To insure durability while also recognizing the needs of different developments, Virginia Housing has designated two cabinet options: **TYPE ONE CABINETS** and **TYPE TWO CABINETS**. The construction of all new kitchen and bathroom vanity cabinets is to meet or exceed the minimum cabinet requirements for one of these designations. These minimum requirements are to be incorporated into all Virginia Housing financed and Low Income Housing Tax Credit project specifications for cabinets. Also, cabinets are to comply with the requirements of the American National Standard Institute (**ANSI**) and the Kitchen Cabinet Manufacturers' Association (**KCMA**).

## **TYPE ONE CABINETS ARE REQUIRED ON SITES WITH PROJECT BASED RENTAL SUBSIDIES FOR FAMILIES, SECTION 8, RURAL DEVELOPMENT, SECTION 236, AND SITES DESIGNATED BY THE DEVELOPMENT OFFICER:**

- FACE FRAMES:** solid wood, minimum dimensions  $\frac{3}{4}$  inch by  $1\frac{1}{2}$  inch.
- END PANELS, TOPS, and BOTTOMS:** plywood, minimum thickness  $\frac{1}{2}$  inch. Tops and bottoms to be dadoed, glued, and stapled into sides and face frames.
- BACKS:** plywood minimum thickness  $\frac{1}{4}$  inches, dadoed or rabbeted, glued and stapled into end panels.
- SHELVES:** solid wood or plywood. Adjustable shelves, minimum thickness  $\frac{5}{8}$  inch. Fixed shelves, minimum thickness  $\frac{1}{2}$  inch. Edge banding is required on plywood.
- DOORS and DRAWER FRONTS:** solid wood or plywood, minimum thickness  $\frac{5}{8}$  inch. Panels in "frame and panel" doors, minimum thickness  $\frac{1}{4}$  inch.
- DRAWER BOXES:** solid wood or plywood, minimum thickness  $\frac{1}{2}$  inch. Sides dadoed, rabbeted, or dove tailed to receive the front and back members of the drawer box. No butt joints will be accepted.
- DRAWER BOTTOMS:** plywood, minimum thickness  $\frac{1}{4}$  inch. Bottoms dadoed and glued into drawer box.
- DRAWER GUIDES:** side mounted steel rails.

## **TYPE TWO CABINETS ARE REQUIRED FOR ELDERLY, CONVENTIONAL, AND NON-SUBSIDIZED HOUSING:**

- FACE FRAMES:** solid wood, minimum dimensions  $\frac{3}{4}$  inch by  $1\frac{1}{2}$  inch.
- END PANELS, TOPS, and BOTTOMS:** plywood, particleboard or medium-density fiberboard, minimum thickness  $\frac{1}{2}$  inch. Tops and bottoms to be dadoed, glued, and stapled into sides and face frames. Exception: All kitchen sink base bottoms and bathroom vanity sink bottoms to be plywood.
- BACKS:** plywood or hardboard, minimum thickness  $\frac{1}{8}$  inch. Particleboard, or medium-density fiberboard, minimum thickness  $\frac{3}{8}$  inch. Backs to be dadoed or rabbeted, glued and stapled into end panels.
- SHELVES:** solid wood, plywood, particleboard, or medium-density fiberboard. Adjustable shelves, minimum thickness  $\frac{5}{8}$  inch. Fixed shelves, minimum thickness  $\frac{1}{2}$  inch. Edge banding required except on solid wood.
- DOORS and DRAWER FRONTS:** solid wood, plywood, or composite materials with laminate finishes on all sides. Minimum thickness  $\frac{5}{8}$  inch. Plywood panels in "frame and panel" doors, minimum thickness  $\frac{1}{8}$  inch.
- DRAWER BOXES:** solid wood or plywood. Minimum thickness  $\frac{1}{2}$  inch. Sides are to be dadoed, rabbeted, or dove tailed to receive the front and back members of the drawer box. No butt joints will be accepted.
- DRAWER BOTTOMS:** plywood, minimum thickness  $\frac{1}{4}$  inch. Bottoms dadoed and glued into drawer box.
- DRAWER GUIDES:** side mounted steel rails.

### Notes

1. All cabinets to be factory/manufacture assembled.
2. All exposed portions of cabinetry must have factory applied finish.
3. Plastic laminate countertops are to be post formed or have back splashes that are factory attached to the countertops and sealed.
4. Side splashes are required where countertops are adjacent to walls.
5. Cabinet review forms are available in the loan application package or on our website at [www.virginiahousing.com](http://www.virginiahousing.com).
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 to [cabinets@virginiahousing.com](mailto:cabinets@virginiahousing.com).  
The Cabinet Review Form requires two signatures:
  - a. The Cabinet Supply Company Representative **AND**
  - b. The General Contractor (the person responsible for ordering cabinets)
7. Written acceptance from Virginia Housing is required before purchasing cabinets.
8. If requested, a cabinet sample is to be provided at the job site for physical inspection and acceptance. Please allow two weeks for the review process.
9. 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 Specification Type:

- TYPE ONE CABINETS
- TYPE TWO CABINETS

Cabinet Manufacturer: \_\_\_\_\_

Cabinet Model: \_\_\_\_\_

Door Style: \_\_\_\_\_

### Face Frames

Material: \_\_\_\_\_

Face Frame Dimension: \_\_\_\_\_

### End Panels, Tops and Bottoms

Material: \_\_\_\_\_

Thickness: \_\_\_\_\_

Are they dadoed, glued and stapled assembly?

Yes      No

### Kitchen and Vanity Sink Bottoms

Material: \_\_\_\_\_

Thickness: \_\_\_\_\_

### Cabinet Back

Material: \_\_\_\_\_

Thickness: \_\_\_\_\_

Are the backs dadoed or rabbeted into the end panels?

Yes      No

### Shelves

Adjustable Shelf Material: \_\_\_\_\_

Thickness: \_\_\_\_\_

Fixed Shelf Material: \_\_\_\_\_

Thickness: \_\_\_\_\_

Are the shelves edge banded?

Yes      No

### Doors and Drawer Fronts

Material: \_\_\_\_\_

Thickness: \_\_\_\_\_

Panel Material for Frame & Panel Doors: \_\_\_\_\_

Thickness: \_\_\_\_\_

If laminated, what material is used? \_\_\_\_\_

### Drawer Box

Material: \_\_\_\_\_

Thickness: \_\_\_\_\_

What corner joint is used in box construction?

Dado      Rabbet      Dovetail

### Drawer Bottom

Material: \_\_\_\_\_

Thickness: \_\_\_\_\_

Is bottom dadoed into drawer box and glued?

Yes      No

### Drawer Guide

Is the guide a double suspension system with steel rails?

Yes      No

## Printed Name & Signature of Certifying Cabinet Supplier

Company Name: \_\_\_\_\_

Representative Name: \_\_\_\_\_

Signature: \_\_\_\_\_

## Printed Name & Signature of Reviewer for General Contractor

Company Name: \_\_\_\_\_

Representative Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Email Address: \_\_\_\_\_

Send Completed Signed form to: Email – [Cabinets@virginiahousing.com](mailto:Cabinets@virginiahousing.com)

### Virginia Housing Use Only

Accepted     Not Accepted - If Not Accepted, Explain: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## 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

