

623.2

Commercial Cooking Appliances

CHANGE TYPE: Modification

CHANGE SUMMARY: An unnecessary exception for commercial cooking appliances within dwelling units has been deleted.

2021 CODE: 623.2 Prohibited location. Cooking appliances designed, tested, listed and labeled for use in commercial occupancies shall not be installed within dwelling units or within any area where domestic cooking operations occur.

Exceptions ~~Exception:~~

- ~~1. Appliances that are also listed as domestic cooking appliances.~~
- ~~2. Where the installation is designed by a licensed Professional Engineer, in compliance with the manufacturer's installation instructions.~~

CHANGE SIGNIFICANCE: The exception was created because some consumers were demanding commercial cooking appliances in their homes as this has become a popular trend. Also, at least one state government modified the adopted IFGC to permit commercial cooking appliances to be installed in dwellings if an engineer designed the job. The marketplace has taken care of this demand, because appliance manufacturers currently offer many commercial-style appliances that are dual listed as both commercial and household appliances. This dual listing is already addressed in Exception 1. There is no reason to risk occupant safety by installing commercial-only appliances in dwellings when there are many appliances listed for dwelling (household) installation and have the commercial features and capacities that consumers want.

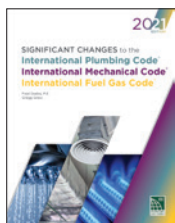
Exception 2 permitted cooking appliances listed only for commercial applications to be installed in a dwelling if a licensed professional engineer designed the kitchen installation and followed the manufacturer's installation instructions. This is a contradictory statement, because the manufacturer's instructions generally prohibit the installation of commercial appliances in dwellings; thus, the engineer could not design an installation that complied with the appliance manufacturer's instructions. This is also contrary to Section 301.3, which requires appliances to be listed and labeled for the application in which they are used. Commercial



International Code Council

Commercial-type domestic range

ranges that are not listed for domestic (household) use are not listed and labeled for use in a dwelling; therefore, it is a code violation whether or not it has the blessing of the design engineer. The typical appliance nameplates state that a commercial appliance is not intended for domestic use, so installation in a dwelling would be a violation of the manufacturer's instructions as well as Section 301.3. Commercial cooking appliances are not suitable or even safe within dwellings for multiple reasons, including, for example, that they require large clearances to combustibles, they might have much higher input ratings and surface temperatures, they might require non-combustible floors, they might lack some safety features required for domestic appliances and they might require exhaust systems similar to what is required in restaurants. This conflicted exception is not necessary because of the allowance of Exception 1 and the allowance in Chapter 1 for the code official to grant alternative approval for installations that meet the spirit and intent of the code and that are deemed equivalent to what the code specifies. For example, there have likely been cases where the code official has approved the installation of commercial-only appliances in extraordinary homes where the kitchen was built and operated like a restaurant and children were not present.



This excerpt is taken from *Significant Changes to the International Plumbing/Mechanical/Fuel Gas Codes, 2021 Edition*.

The Significant Changes series takes you directly to the most important changes that impact projects. Key changes are identified then followed by in-depth discussion of how the change affects real-world application. Photos, tables and illustrations are included to further clarify application. Available for the IBC, IRC, IFC, IECC and IPC/IMC/IFGC, the Significant Changes publications are very useful training and review tools for transitioning to a new code edition.