



PLUMBING & ELECTRICS

WHAT YOU SHOULD KNOW...

While it is an absolute necessity that you hire a professional to tend to and advise you on the plumbing and electrics of your new kitchen there are certain things you need to know so that you can ensure the job is being done properly and that the person responsible for designing the changes to your kitchen space or indeed the kitchen itself do not fall foul of the law leaving you in a predicament when it comes to selling the house.

First of all it is important to note that all changes to your plumbing and electrics should be done before the kitchen company comes to site to begin installation. It is also vital that there is proper communication between yourself and the kitchen designer about what your plans are for these changes as they will affect the design of your new kitchen. The designer is limited by the legal restrictions of where cupboards and appliances can be in relation to water and power outlets. It is vital that your plumbing and electrical plan is shared with your kitchen designer as soon into the design process as possible – remember your kitchen installation team have to fix the cupboards to the wall and you don't want them drilling into conduit or pipe.

When planning your plumbing you should give consideration to using copper pipe as much as possible, as it offers a better flowrate than the new multi-layered piping systems.

At the dishwasher and washing machine points it is always best to mount the stop taps above the counter for ease of isolation, in the event of a burst pipe, and for isolating when going away for long periods. Although this might not be the most attractive option it is the most practical and by working with your kitchen designer and plumber, you

will find a way to make this fit with your aesthetic.

If you can, we would advise you fit a recessed waste trap into the wall for your washing machine and dishwasher, this allows the unit to be pushed deeper under the counter which will prevent smells from wafting into the kitchen. It will also ensure the flush fitting of the appliance improving the aesthetics of the kitchen. This will, by no means, ensure your appliances are completely housed under your worktops but will minimise the depth that they do protrude. Consider installing a floor drain under your wash machine and dishwasher as a fail-safe. This could save you from a massive insurance claim for when a water supply hose bursts, which is a common occurrence.

Storage space is always paramount in a kitchen. Make use of space saving traps under the sink. These run to the back of the cupboard beneath the sink rather than directly under the sink. This not only frees up space, but also moves all the inevitable piping out of harm's way, thus minimising carcass damaging leaks.

Sometimes electricity and water points have to go hand in hand. Consider an electrical point at your kitchen sink, this allows for an instant hot water system to be fitted with ease. A water and plug point should also go hand in hand at your fridge area so you have the facility for a fridge that supplies water and ice. However, it is important to know that legally the electrical point cannot be within 2 meters of a water tap so plan carefully to ensure you are legally compliant. This may require the plug point being housed within a water resistant electrical box and will most likely be surface mounted and protrude from the wall.

The legislation around electricity in the kitchen is particularly strict and it is vital you adhere to



the requirements in order to get an electrical compliance certificate if you ever want to sell your house. The DB board is an item of constant debate when it is in the kitchen. Most people would prefer not to have this unsightly item on display in their kitchen however, there are strict rules about what you can and can't do with your DB board. Many consumers demand that the kitchen company hide it behind a cupboard or place the fridge in front of it so it can't be seen. This is not technically permitted. While you can, under certain circumstances cover the DB box you can't put an appliance in front of it and you can't hide it inside a cupboard that will be in use storing goods. The DB board must be easily accessible for an emergency or maintenance without anything having to be moved. The board can, however, be inside a decorative cupboard that has no purpose other than to hide the board from site but it must be clear that this is the location of the board should emergency access be needed and you are not there to show someone where the board is, a simple label on the front of the unit is usually sufficient. The board also cannot be within one meter of a water point and may not be higher than 2.2 meters off the floor or lower than 1.2 meters off the floor (unless enclosed in a manner to make it inaccessible by infants) . The board may only be placed above a cooking appliance if it is properly enclosed to protect it from steam and heat damage as well as corrosion. It is also important that all circuit breakers on the board are clearly labeled.

The guidelines for your appliances are also very important. Your bigger appliances drawing 6A or more must have their own switch disconnectors or isolator switches. These must be in the same room as the appliance, no more than 2.2 meters above the floor or less than 500mm above the floor. The switch cannot be more than 3 meters away from

the appliance and should preferably not be above the appliance for risk of steam and heat damage. The switch can supply more than one appliance if the two appliances and the switch are in the same room. This switch is most importantly connected to your cooking appliance.

Giving good thought to your plug placement for your new kitchen is vital. Good plug placement can mean the difference between an ergonomic and practical kitchen or one where you are permanently moving small appliances around to plug them in. When making your plans remember that your plug points can't be within 2 meters of a water point if within the same room and floor plugs must be high enough off the floor not to be affected by mopping.



Most importantly, ensure all plumbing and electrical work is done by a qualified and registered plumber or electrician. You will need proof that all work and installations have been done by a qualified person for your insurance. If you cut corners and try to do the work yourself, or let an unregistered person do them, you may find yourself with no insurance if there is a problem.

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