

Last Update: July 1, 2009

A. Stacking:

1. Except for very specific reasons, restrooms in multi-story buildings should always stack.

B. ADA Turning Spaces:

1. Care must be exercised to assure that the privacy considerations do not interfere with accessibility. It is not uncommon for configurations that comply with accessibility standards to create difficult ingress/egress situations. In that vein, turning spaces need to be as generous as possible.

C. Partition Brackets:

1. When you provide brackets provided to anchor toilet partitions to the wall they must be large enough to allow two anchor points through the panel and two points vertical into the wall. This is critical and the detail will be checked. Two vertical anchor points will cause the weight of the partition to be in shear with the wall as opposed to a single anchor point, which causes a moment pulling out from the wall.

D. Quantity:

1. The number of required public toilet facilities should be determined building-wide. In general, separate public toilet rooms for men and women should be provided on each floor near a building entrance or an elevator.

E. Pipe Chase:

1. Restroom piping space should be 3'-0" minimum. Locate piping so as to provide full access.

F. Architectural Issues:

1. Flooring

a. Material

- 1) Large tile (no smaller than 4"x4") with dark grout

b. Description

- 1) Slip resistant surface, but not overly abrasive
- 2) Through-color
- 3) Easy to clean
- 4) Long life expectancy
- 5) Neutral Color (not white), accent colors in smaller quantities

2. Walls

a. Material

- 1) Tile (always required adjacent to toilet fixtures)

- 2) Epoxy painted stacked-bond CMU
 - 3) Painted gypsum or plaster walls permitted when not near fixtures, and in areas less populated by students.
- b. Description
- 1) Easy to clean
 - 2) Long life expectancy
 - 3) Neutral color, with accent bands, dots, fields, accent walls, etc
3. Ceilings
- a. Material
- 1) Painted gypsum board (always required over water closets and urinals)
 - 2) Acoustical lay-in for larger toilet areas (but not over WCs)
- b. Description
- 1) Easy to clean
 - 2) White
4. Stall Partitions & Urinal Screens
- a. Discuss partition material suitable to the location and quality of the new construction or renovations with the PM and Sr Interior Designer
- b. The following acceptable partitions are listed in order of preference. Relative cost factor is based on painted enamel being 100.
- | | |
|---|-----|
| 1) Solid Plastic High Density Polyethylene | 280 |
| 2) Solid Surface (Corian) (dark colors must be PM approved) | 650 |
| 3) Stainless Steel (never use for urinal screens) | 305 |
| 4) Solid Phenolic Core | 255 |
- c. Description
- 1) Urinal screen may be omitted only if urinals are >36" o.c.
 - 2) Graffiti Resistant
 - 3) Through-color, or highly scratch resistant (as in solid phenolic)
 - 4) Easy to clean
 - 5) Long life expectancy
 - 6) Color to be approved by PM (dark colors in some product show fingerprints)
 - 7) Latches and pull handles to be ADA appropriate on ADA stall
 - 8) Coat hooks at 48" for ADA
 - 9) Water closet screens to have floor to ceiling support posts with the bottom of the screen 12" A.F.F.
 - 10) Ceiling Mounted & Floor Braced
5. Mirrors

- a. Description
 - 1) ADA height
- 6. Doors
 - b. Description
 - 1) All restrooms are to have doors – not simply sight restrictive entrances
 - 2) Where possible doors are to be hinged so as to be pushed open from the restroom side
 - 3) 5 lbs. or less force opening force per ADA
 - 4) Small restrooms (1 person may have thumb-turn privacy locking hardware, which may be unlocked by building custodian's key from the outside.
 - 5) All other restrooms may have push-pull hardware unless fire code requires latching hardware. Restroom entrance doors shall have double-cylinder deadbolt locks that may be unlocked by building custodian's key from the outside (for use to take restroom out of commission).
- 7. Family Restrooms
 - b. Description
 - 1) Each building should have at least 2 Family Restrooms (1 men's and 1 women's), with a baby changing station. Consider adding 'baby seat' as well. Main floor is the prime location for the Family Restrooms
 - 2) Best location for 'family toileting' is in 5' x 5' ADA toilet stall; place diaper-changer there when feasible
 - 3) Wall hung – fold out, parallel or perpendicular to wall.
 - 4) Smooth plastic, nicer restrooms may be in SS cabinet.
 - 5) Easy to clean
- 8. Fixtures
 - a. Water Closets
 - 1) Description
 - a) Wall Hung – tested and verified able to pass at least 250 grams of solid waste material per flush
 - b. Urinals
 - 1) Description
 - a) Wall Hung
 - b) Jet action for thorough flushing
 - c. Flush Valves
 - 1) Description
 - a) First Choice: Battery Operated (if budget allows) Piston
 - b) Second Choice: Manual Piston
 - d. Sinks
 - 1) Material

- a) Vitreous china for single sinks
- b) Solid Surface Material (Corian® or equal) material for counter sinks,
- 2) Description
 - a) Easy to clean
 - b) Long life expectancy
 - c) White for china sinks
 - d) Neutral color with flecks (dark colors must be PM approved) for counter sinks
 - e) Continuous solid-surface counter sinks are preferred over wall hung vitreous china sinks in any feasible location
- e. Faucets
 - 1) Description
 - a) 4" O.C.
 - b) Lever handles
 - c) Strainers
 - d) Ceramic cartridge
 - e) Use automatic faucets only with HW re-circulating pump, so that warm water is immediately available at all times.
- f. Soap Dispensers
 - 1) Description
 - a) Owner furnished
 - b) Locate above a washable, non-staining surface
- g. Towel Dispensers
 - 1) Description
 - a) Recessed where possible
 - b) Commodity paper products (roll or c-fold)
 - c) Assure that the towel dispenser is located so as not to cause ADA issues (head banging) if the freestanding trash can is removed from below it.
- h. Toilet Paper Dispensers
 - 1) Description
 - a) Royce Rolls Ringer® 2, 3 or 4 roll, verify size/usage with Building Services (when in doubt use 4 roll) Some buildings prefer non-locking. Owner provides locking
 - b) Commodity paper products (small roll paper)
 - c) Verify if we are moving to small-core toilet paper before ordering.
- i. Trash Cans
 - 1) Description
 - a) Recessed where possible

- b) Owner provided trash cans are large, if used provide space in the design
Fire resistant
Consider one or more under-counter trash cans and 'trash holes' when solid surface counter sinks are provided, in lieu of other trash containers.
 - j. San. Product Dispensers
 - 1) Material
 - a) Stainless
 - b) Owner provided units are white metal, you may want to conceal these
 - 2) Description
 - Located at ADA elevation
 - k. San. Product Disposers
 - 1) Material
 - a) Stainless
 - b) Owner provided units are white plastic, if that blends with color scheme
9. Electrical Issues:
- a. Lighting
 - 1) Uniform
 - 2) Brightly lit spaces appear cleaner,
 - 3) Assure light in all toilet stalls
 - 4) Do not down light or cove down light above ceramic tile walls
 - 5) Coffered down lights may be used over mirrors
 - 6) Occupancy sensors
 - 7) Good color rendering index
 - b. Outlets
 - 1) Convenience outlet GFCI at sink
10. Approved Manufacturers:
- a. China Items (water closets, urinals, sinks, etc.)
 - 1) Kohler
 - 2) American Standard
 - 3) Eljer
 - 4) Toto
 - 5) Crane
 - b. Lavatory Faucets

- 1) Chicago Faucet No. 2200-4
 - 2) American Standard
 - 3) T&S Brass
 - 4) Speakman
 - 5) Zurn
- c. Service Sink
- 1) Fiat SB-3624
- d. Flush Valve
- 1) Toto
 - 2) Zurn
 - 3) Sloan