



Informal Interpretation Report Number 8426



Date June 26, 2020

Edition 2017

Section Table 403.1 and section 403.2

Question:

What is the intent of Table 403.1 which provides the number of toilet facilities and clarifies how many male and female? Section 403.2 seems to overrule this same by requiring separate facilities for each sex if the occupant load is more than 15. Based on accessibility requirements do both of them need to be accessible?

Answer

Yes, both of them are required to be made accessible

Commentary:

In order to determine the required plumbing facilities – using the 6000 sf factory/manufacturing facility as an example – follow these steps:

1. Determine the Occupancy Classification using Chapter 3, FBC-Building. Per Section 306, this building would be classified F-1 or F-2 (depending on the hazard level.)
2. Determine the Egress Occupancy Load using Chapter 10, FBC-Building. Per Table 1004.1.2, this building (Industrial area) would be permitted 1 occupant per 100 sf gross. That equals 60 maximum occupants.
3. Determine the plumbing fixture requirements using Table 403.1, FBC-Plumbing. This building (F-1 or F-2) would require 1 WC and 1 LAV per 100 occupants.
4. Determine separate facilities requirements using Section 403.2, FBC-Plumbing. Since the occupant load (60) is greater than 15, separate toilet facilities are required for each sex. Each toilet facility would require at least 1 WC and 1 LAV.
5. Per 403.2.1, two family or assisted-use facilities are permitted to serve as the required separate facilities. So the designer has the option of providing separate men's and women's rooms with 1 WC and 1 LAV each, or two family bathrooms with 1 WC and 1 LAV each.
6. Per Section 213, FBC-Accessibility, the WCs and LAVs are required to be accessible.

Section 403.2 states that the required fixtures would be separate per each sex, with the 3 specific exceptions. The FBC-Accessibility gives guidance on the toilet room requirements. New construction requires accessible toilet room/compartments per sex. Chapter 2 gives guidance on alterations when working within an existing building.

Notice:

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