



**BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2017 LACBC**

**No. 135
2902
Article 1
06-19-17
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MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

The following policy establishes a method of determining the minimum number of required plumbing fixtures for various occupancies for new construction, as well as, additions and alterations to existing facilities. According to Section 2901 of the Building Code (BC), all plumbing systems shall comply with the Plumbing Code (PC) and Section 1210.1 of the BC requires the number and type of plumbing fixtures provided in any occupancy to comply with the PC. The number of required plumbing fixtures for men and women shall be located in separate toilet rooms or toilet facilities.

Section 422.0 and Tables 422.1, 4-2, 4-3, and 4-4, and Table A of Chapter 4 of the PC shall be used in determining the minimum number of required plumbing fixtures. Table 422.1 applies to all occupancies, while the remaining tables apply to the specific occupancies governed by the adopting State agencies (see Chapter 4 Matrix Adoption Table in the PC). In accordance with Section 422.1, Table A shall be used to determine the occupant load for purposes of calculating the required number of plumbing fixtures (except as modified by this policy), and Chapter 3 of the BC shall be used where clarification of the occupancy classification is needed.

For occupancies not listed in Table 422.1 of the PC, the number of required plumbing fixtures shall be determined by the Administrative Authority, as stated in Section 422.1 of the PC or Section C below.

When determining the minimum number of required plumbing fixtures in accordance with Sections A, B, and C, below, Section D shall apply in addition to these requirements as applicable.

Each building or structure shall be provided with toilet facilities for employees and customers. Requirements for customers and employees shall be permitted to be met with a single set of restrooms accessible to both groups.

Plumbing fixtures located in unisex (family, single-user, or assisted-use) toilet rooms or facilities are permitted to be included in the number of required plumbing fixtures for either male or female occupants. In determining the number of plumbing fixtures, each unisex toilet room shall be counted as male or female, but not both. Single user toilet facilities identified as unisex are considered compliant with the spirit of the PC; therefore, compliance with Section 422.2 of the PC is not required, as long as the minimum required number of fixtures is provided.

A. New Buildings

1. Calculate the occupant load using Table A of the PC.
2. Determine the number of required plumbing fixtures based on the PC Chapter 4 Tables or Section C below.

B. Existing Buildings

1. A Change of Occupancy per Section 407 of the Existing Building Code resulting in an increase of the occupant load per Table A of the PC shall comply with the minimum number of required plumbing fixtures per Table 422.1 for new buildings.
2. If the alteration does not increase the occupant load based on Table A and has the same occupancy classification (this may include a change in use), then the alteration in the tenant space may maintain their existing number of plumbing fixtures.
3. Moved Structures shall comply with Section 309 of the Existing Building Code and shall provide a minimum number of required plumbing fixtures as a new building per Chapter 4 of the PC and this policy.
4. Refer to BCM 106.4 A3 Plumbing Fixture Replacement for the requirements for replacing noncompliant plumbing fixtures with water-conserving plumbing fixtures in accordance with SB 407.
5. Alterations or additions of toilet facilities only – alteration to existing toilet facilities or additional toilet facilities are made without any further alteration or addition to the building, the total number of existing plumbing fixtures shall be maintained without complying with the minimum number of required plumbing fixtures of Chapter 4 for new construction, provided the alteration to the toilet facility is made to comply with disabled access requirements of Chapter 11B. Toilet facility complying with the construction requirements noted in Section 1210 of the BC (without complying with the minimum number of required plumbing fixtures) shall be permitted, provided the additional toilet facility is made to comply with disabled access requirements of Chapter 11B.
6. Additions and alterations that increase the existing occupant load based on Table A may use one of the following options:

Option I

- a. Calculate the occupant load of the addition and/or area of alteration for each occupancy classification based on Table A of the PC.
- b. Determine the number of required plumbing fixtures for each occupancy classification using the applicable Tables in the PC.
- c. Provide the total number of required plumbing fixtures within the addition and/or altered area.

Option II

- a. Calculate the total occupant load of each occupancy classification in the entire building, including the non-altered portion of the building, area of alteration and the new addition based on Table A of the PC.
- b. Determine the minimum number of required plumbing fixtures for each occupancy classification from the applicable tables in the PC.
- c. Where required, provide additional plumbing fixtures in addition to the existing fixtures to meet the total number determined in Section B above.

Option III

- a. Calculate the occupant load of the addition and/or alteration based on Table A of the PC.
- b. Determine the number of required plumbing fixtures for the addition and/or alteration from the applicable tables in the PC.
- c. Determine the number of required plumbing fixtures for the non-altered portion of the existing building based on the PC or BC under which the building was permitted.
- d. Where required, provide additional fixtures equal to overage of the required fixtures in Part "b" over Part "c".

C. Guidelines for Occupancy and Uses Not Listed in Table 422.1 of the PC

1. Financial institutions (banks, credit unions, etc.) similar to facilities in mercantile and business occupancies serving customers, Section 422.4 of the PC allows a

single set of restrooms to be available to both customers and employees. However, and in many occasions, financial institutions and similar uses opt not to provide restroom facilities for their customers within the bank premise for obvious security reasons and, instead, provide restrooms only for their employees in a remote and inaccessible location to their customers. When such request is made, the availability of restrooms for the public may be waived.

2. Hotels and Motels

- a. Minimum required restroom facilities at lobby area should contain one toilet fixture for each sex.
- b. For lounge, bar, and restaurant areas and conference rooms that serve food or drinks, use Item 2 of Group A in Table A of the PC to determine the occupant load and use Group A-2 in Table 422.1 of the PC to determine the minimum required plumbing fixtures.
- c. Hotel guest rooms are required to have one toilet facility in each sleeping unit. (Based on Group R-1 of Table 422.1)
- d. For conference rooms, ballrooms, meeting, and gathering areas that do not serve food or drinks, use Item 1 of Group A (convention halls) in Table A of the PC to determine the occupant load and use Group A-3 in Table 422.1 of the PC to determine the minimum required plumbing fixtures.

3. Shell buildings

The following guidelines shall be used to determine the number of plumbing fixtures and size of sewer and water lines required:

- a. Calculate the occupant load based on the projected use and occupancy of the building per Table A of the PC.
- b. Determine the required number of fixtures using the appropriate tables of the PC.
- c. Although restrooms need not to be shown on floor plans, a determination of the size of sewer and water lines based on the total number of plumbing fixtures per Item b is required and must be shown on the approved plumbing and building plans.

D. Additional Requirements

1. In multistory buildings, Section 422.4.1 of the PC requires that accessibility (meaning availability) of the plumbing fixtures shall not exceed one vertical story.
2. Fixtures available only to private offices shall not be counted to determine compliance.
3. In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes. Business occupancies shall include uses such as food establishments and any other business of commerce. Additionally, for offices, the occupant load factors to be used in calculating the total occupant load for this provision shall be 100 gross based on Table 1004.1.2 of the BC.
4. In occupancies serving ten or fewer people, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes.
5. In existing buildings, the required number of new plumbing fixtures that serves both employees and customers (public), may be provided in existing toilet facilities, when the toilet facilities are always accessible to and from the addition or area of alteration.
6. Access to public restroom facilities (for the customer) shall not be through areas designated "for employee use only".
7. Accessibility Requirements for Persons with Disabilities:
 - a. New Facilities - When new facilities are provided, they must comply with disabled access regulations of Chapters 11A and 11B of the BC.
 - b. Existing Facilities - When the existing facility is to be used in determining the overall required plumbing fixtures count (for both proposed addition and existing area), the existing facilities must comply with the disabled access regulations of Chapters 11A and 11B of the BC.
8. Single user toilet facilities, defined by Assembly Bill 1732 as a toilet facility having no more than one water closet and one urinal with a locking mechanism controlled by the user, shall be identified as all-gender toilet facilities. Such toilet facilities shall be identified as required by the California Building Code Chapter 11B as a "unisex" facility with the geometric symbol of an equilateral

triangle superimposed on a circle. Where clustered single user toilet facilities are provided, accessible toilet facilities complying with Section 11B-603 shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1 unless all toilet facilities are accessible. Directional signage complying with Section 11B-703.5 shall be provided where all single user toilet facilities are not located in the same vicinity.

Wall-mounted designation signs identifying a permanent room are not required for toilet facilities; however, when provided, they shall comply with the technical provisions for visual characters, raised characters, braille, and other access requirements such as mounting height, clear floor space, and proximity to the door of the room. Refer to DSA Bulletin 17-01 for more information. If a wall-mounted designation sign is provided, the text descriptor is left to the discretion of the facility owner/operator.

Attachment

Supersedes BCM 2902 Article 1 Dated 1-26-2015.

WRITTEN BY: JONATHAN LAM
Senior Civil Engineer

REVIEWED BY: POLICY COMMITTEE

APPROVED BY:


HASSAN ALAMEDDINE
Assistant Deputy Director



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
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**H010
Applicable Code(s)
2016 CBC/
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ALL-GENDER TOILET FACILITY IDENTIFICATION

BACKGROUND

Assembly Bill 1732 (Ting, Chapter 818, Statutes of 2016) was signed into law on September 29, 2016, to create Health and Safety Code, Section 118600, relating to the identification of single-user toilet facilities as all-gender toilet facilities.

Health and Safety Code, Section 118600 (excerpt of text), requires:

- (a) All single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as all-gender toilet facilities by signage that complies with Title 24 of the California Code of Regulations and designated for use by no more than one occupant at a time or for family or assisted use.
- (b) For the purposes of this section, "single-user toilet facility" means a toilet facility with no more than one water closet and one urinal with a locking mechanism controlled by the user.

DISCUSSION

The following directive is provided for clarity to address identification of single-user toilet facilities as all-gender in compliance with the accessibility provisions of California Building Code (CBC), Chapter 11B. It is important to note that the clarification provided herein is not the result of a change in accessibility regulations and is in accordance with existing accessibility requirements for symbols at entrances for toilet facilities and wall-mounted designation signs if provided, as is already expressed in both the 2013 CBC and 2016 CBC.

1. The provisions of CBC Chapter 11B require that a sanitary facility that is not specifically identified as for "men" or "women" (referred to in Chapter 11B as a "unisex" facility), have a geometric symbol on the door that is an equilateral triangle superimposed onto a circle. The "unisex" symbol is the only specific indicator required to be provided by Chapter 11B for a toilet facility that is available for use by all individuals. No pictogram, text, or braille is required on the symbol. (See Exhibit A at the end of this document.)

2. CBC Chapter 11B does not require a wall-mounted designation sign identifying a permanent room or space to be provided for a toilet facility. CBC Chapter 11B provisions for designation signs are conditional and the technical requirements apply only when a designation sign is provided.
- 2.1 According to CBC Chapter 11B, where a toilet facility is identified with a designation sign adjacent to the door, the sign is required to comply with the technical requirements for visual characters, raised characters, braille, and must also comply with other accessibility requirements for mounting height, clear floor space, and proximity to the door/entrance of the room. A pictogram is not required to be provided; however, where a facility owner elects to identify a toilet facility with a pictogram, a text descriptor consisting of visual characters, raised characters, and braille is required to accompany the pictogram.
- 2.2 Los Angeles County does not have the authority to specify designation sign text, nor does Los Angeles County have the authority to regulate the image for a pictogram that is provided on a designation sign. The image of the pictogram and text descriptor is left to the discretion of the facility owner/operator.

EXHIBIT A - Door Symbol (required by the CBC)

This image represents the door symbol that is required by CBC 11B-216.8 to identify an all-gender/unisex single-user toilet facility. The symbol must comply with the requirements of CBC 11B-703.7.2.6.3. No pictogram, text, or braille is required on the symbol.

