ADA Restrooms Design Guidance

Accessibility requirements as per the 2021 IBC Section 1109 & ANSI Chapter 6


CONFIRM FIXTURE COUNT BASED UPON:

USE OF SPACE IBC CHAPTER 3
OCCUPANT LOAD IBC TABLE 1004.1.1

PLAN, ELEVATION DRAWINGS ARE TO INCLUDE BUT ARE NOT LIMITED TO:

1. Floor surface. Note any elevation change from adjacent room.
2. Wall surfaces per IBC section 1210.
3. Floor drain (include trap seal primer).
4. Door width, hardware, direction of swing, handicap signage.
5. Interior room dimensions.
6. The 5 ft. diameter circular space and/or T-shaped space per ANSI 304.2.
7. Partition/stall dimensions and door swings.
8. Toilet, urinal mounting layout. Note H/C seat height (ANSI 604.4) and flush handle location. (ANSI 604.6)
9. Bars (ANSI 604.5), accessories and fixtures shown and dimensioned on elevation drawings.
10. Ambulatory stalls (if required) per ANSI 604.9.
11. 30" x 48" interior maneuvering space (past door swing) serving at least one lavatory.
12. Lavatory mounting height, lever handles (or sensor faucets), protected pipes.
13. Mirror size, height (ANSI 603.3).
14. Show /note towel dispenser per reach ranges in ANSI 308.
15. Minimum side maneuvering spaces; 18" on "pull side, 12" on "push side of door. (ANSI 404.2.3.1)
17. Electrical: lights, switches, GFCI receptacle locations.
18. 1/2" scale preferred.

PLUMBING DESIGN REQUIREMENTS

1. Provide number of required fixtures. Include calculations.
2. Provide plumbing plan with drain, waste, vent, and supply piping.
3. Provide isometric that matches the plumbing plan. Notes all pipe sizes and materials.