

RESTROOMS, SHOWER ROOMS & LOCKER ROOMS

Durable Construction: Restrooms, shower rooms and locker rooms shall be constructed to be significantly more durable than most other public areas since they are exposed to heavy usage, frequent cleanings and occasional abuse. This applies to floors as well as any accessories. Walls can be metal stud partitions. All restroom, shower and locker room walls shall extend from the floor to the structure above.

“Cleanable” Construction: Restrooms, shower rooms and locker rooms shall also be constructed to be as “cleanable” as possible since they require cleaning so frequently and intensively. As mentioned above, this applies to floors, walls, fixtures, and amenities. For example, the installation of ceramic tile floors, walls and covered ceramic base improve the ability of custodial staff to use heavy duty cleaning equipment and methods (including sanitizing chemicals and disinfectants) to ensure adequate sanitation.

Countertops: Countertop-mounted lavatories are not permitted. Lavatories must be standard wall-hung units. The presence of a countertop significantly increases the surface area to be cleaned and presents an unnecessary labor-intensive task for members of the custodial staff who are trained to clean all surfaces of all restroom fixtures, including piping. Countertops also prevent custodians from being able to clean restroom mirrors safely. Custodians do not routinely carry with them (nor are they recommended to do so) the small step stool required to do such work.

Wall-Hung Fixtures: All water-closets, urinals and lavatories shall be of the wall-hung type. The use of wall-hung fixtures allows for the entire fixture to be cleaned and removes junctures between the fixture and the floor where accumulations of contaminants such as urine salt and dirt promote odors. Thus, wall-hung fixtures significantly enhance the cleanable nature of a restroom. Urinals shall be mounted at standard height except at required ADA accessible urinals which should be mounted at ADA required heights. See Plumbing Systems Narrative for flush valve requirements.

Floor-Supported and Ceiling mounted Partitions: All stall partitions (in restroom with more than 3 urinals or toilets) shall be of the ceiling (or the combination ceiling-hung / floor supported type having floor supports no more than every 3rd stall.) Ceiling mounted partitions must be adequately braced to prevent racking and vibrations. Floor supports at every 3 stall in large restrooms is beneficial. Ceiling-hung partitions facilitate cleaning by avoiding contact with the floor, thus providing unhindered access for cleaning operations but they must be braced to provide sufficient structural rigidity for the harsh service environment they must endure. When combination ceiling-hung / floor-supported type partitions are installed, special consideration should be given to providing a method of attachment at the ceiling level and a structural support system at these points of attachment that will maintain a rigid installation over many years of use. Toilet partitions must be a minimum of 36” clear width with the toilet off center 16” and 20”. (Off-setting toilet fixtures and larger stall width allows space for industrial size toilet paper dispensers.)

Dispensers: Toilet tissue, soap, and paper towel dispensers that satisfy the requirements of Division 10 – Toilet and Bath Accessories shall be installed in appropriate numbers and locations in each restroom.

Hand Drying Equipment: Refer to Division 10 for equipment

Supplemental Trash Receptacles: Restrooms serving assembly spaces shall be designed to include supplemental (30 gallon) trash receptacles. Include one (30 gallon) trash can for every 5 toilets/urinals or fraction thereof.

Plumbing Chases: Water lines shall not be located in plumbing chases on exterior walls to reduce the risk of freezing.

Lockers: It is recommended that in areas where lockers are installed, the lockers shall be supported by a concrete or terrazzo base. Most locker areas are wet cleaned on either a regular basis or intermittent basis.

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Setting lockers on concrete or terrazzo keeps the locker away from the moisture associated with such operations and extends their life

Accessibility: All newly constructed and remodeled restrooms must fully comply with the applicable edition of the State of North Dakota Accessibility Guidelines Code and the applicable requirements of the Americans with Disabilities act. (See the Accessibility, Universal Design section in these Guidelines).

Maneuvering Clearance: Refer to diagrams in the State of North Dakota Accessibility Guidelines illustrating required conditions depending on door closer, latch, direction of approach and push / pull side of door. Provide sufficient maneuvering spaces around supplemental trash receptacles.

Fire Alarm System: A visual notification device is required in restrooms. If an audible device is also required, a private mode setting is preferred.