



STATE OF WASHINGTON  
**STATE BUILDING CODE COUNCIL**

May 2018  
Log No. \_\_\_\_\_

**1. State Building Code to be Amended:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> International Building Code | <input type="checkbox"/> International Mechanical Code        |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code     | <input type="checkbox"/> International Fuel Gas Code          |
| <input type="checkbox"/> International Existing Building Code   | <input type="checkbox"/> NFPA 54 National Fuel Gas Code       |
| <input type="checkbox"/> International Residential Code         | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |
| <input type="checkbox"/> International Fire Code                | <input type="checkbox"/> Wildland Urban Interface Code        |
| <input type="checkbox"/> Uniform Plumbing Code                  |   |

For the Washington State Energy Code, please see specialized [energy code forms](#)

**Section(s):**

1110.2

**Title:**

Toilet and Bathing Facilities

**2. Proponent Name (Specific local government, organization or individual):**

**Proponent: Department of Construction and Inspections**

**Title: Micah Chappell, Technical Codes Development Manager**

**Date: May 24, 2021**

**3. Designated Contact Person:**

**Name: Micah Chappell**

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#### 4. Proposed Code Amendment.

Code(s) IBC      Section(s) 1110.2

Amend section to read as follows:

**1110.2 Toilet and bathing facilities.** Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections 1110.2.4 and 1110.2.5, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

Exceptions:

1. Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.
2. This section is not applicable to toilet and bathing rooms that serve dwelling units or sleeping units that are not required to be accessible by Section 1108.
3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible. Where rooms are designated as gender-neutral, the total number of accessible fixtures shall not be less than the total number of accessible fixtures for separate male and female rooms.

#### Public Comment Highlighted:

3. Where multiple single-user all-gender toilet rooms or bathing rooms are clustered at a single location, at least 50 5 percent but not less than one room for each use at each cluster shall be accessible. Where rooms are designated as gender neutral, the total number of accessible fixtures shall not be less than the total number of accessible fixtures for separate male and female rooms.

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#### 5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.

This proposal will modify the Washington amendment to further clarify what accessible fixtures the gender-neutral accessible fixtures shall be equivalent to.

The current Washington amendment language and this further modification will ensure that the number of accessible toilet or bathing fixtures is not reduced when the required toilet and bathing facilities are designed and constructed as gender-neutral. The current language of this section states that multiple single-user facilities in a cluster only requires 50 percent, but not less than one for each use, of the facilities be accessible. This would allow for an interpretation that a gender-neutral facility would not have to provide the same number of accessible facilities as separate gender facilities. The overall number of accessible facilities provided for males and females must be maintained when using gender-neutral facilities. The inclusion of gender-neutral facilities was not intended to reduce accessibility or the number of toilet and bathing fixtures.

#### 6. Specify what criteria this proposal meets. You may select more than one.

- The amendment is needed to address a critical life/safety need.
- The amendment clarifies the intent or application of the code.
- The amendment is needed to address a specific state policy or statute.
- The amendment is needed for consistency with state or federal regulations.
- The amendment is needed to address a unique character of the state.
- The amendment corrects errors and omissions.

7. **Is there an economic impact:**  Yes  No

Explain:

The code change proposal will not increase or decrease the cost of construction. This proposal will not increase or decrease the cost of construction. This proposal further clarifies that the same number of accessible facilities be provided when separate sex or gender-neutral facilities are constructed.

There are (2) technical changes proposed within this public comment.

The first change is a strikethrough of the last sentence. We are seeking to revise the original code proposal based on disapproval of this same code change proposal at the 2024 IBC Group A Committee Action Hearings. The original code proposal was seen as an unnecessary increase in the required number of accessible restrooms. Accessibility advocates at the committee action hearings noted that this provision is about availability of accessible restrooms, not about counting restrooms. For clusters of multiple single user toilet rooms, this proposal is an unnecessary increase in stringency vs what is acceptable as a minimum code. If two single-user restrooms are required, 1 male and one female, IBC Section 2902.1.2 requires are designated as all-gender use, thus, requiring a minimum of two accessible restrooms is requiring 100% of the fixtures to be accessible which is overly restrictive. There is no data to suggest that in a low occupancy space where only two bathrooms are required, that they would both need to be ADA compliant.

The second change revises this section to be consistent with IBC 1109.2.2 which requires 5% of the total number of water closet compartments in a toilet room or bathing room to be wheelchair accessible. In other words, in a toilet room of single stall compartments, the availability of accessible restrooms is 5% of the total number of stalls. We feel that revising the percentage from 50% to 5% better captures how many accessible restrooms are needed and aligns that percentage with what is required already in 1109.2.2.

While going from 50% to 5% this may seem a significant change, please see how the numbers play out. This table compares 50% requirements to 5% depending on the number of toilet or bathing rooms that are located in a cluster.

Number of single-user all gender toilet rooms or bathing rooms in the cluster	At least 50% shall be accessible	At least 5% shall be accessible
2 toilet rooms	1 accessible toilet room	1 accessible toilet room
3 toilet rooms	2 accessible toilet rooms	1 accessible toilet room
4 toilet rooms	2 accessible toilet rooms	1 accessible toilet room
10 toilet rooms	5 accessible toilet rooms	1 accessible toilet room
21 toilet rooms	10 accessible toilet rooms	2 accessible toilet rooms

Note that if single-occupant toilet rooms are not clustered but are located individually throughout the building, the charging language required each of those toilet rooms to be of accessible design. This technical change does not change the charging language.