



ADA Requirements & Considerations: Restrooms

Introduction

Each facility or part of a facility constructed by, or on behalf of, or for the use of a public entity must be designed and constructed in such a manner that the facility or part of the facility is readily accessible to and usable by individuals with disabilities. Physical construction or alterations commencing on or after March 15, 2012 must comply with the 2010 ADA Standards for Accessible Design (ADAS). The 2010 ADAS apply to fixed or built-in elements of buildings, including restrooms.

The purpose of this document is to review the ADAS requirements for restrooms and relevant elements and highlight the Office of Accessibility's requirements for construction and alterations involving City restrooms.

Construction Tolerances

The 2010 ADAS provides scoping and technical requirements for accessibility to restroom elements by individuals with disabilities. These requirements are applied during the design, construction, additions to, and alteration of restroom elements. Dimensions not stated as "maximum" or "minimum" are absolute. All other dimensions are subject to conventional industry tolerances except where the requirement is stated as a range with specific minimum and maximum endpoints.

The Department of Justice (DOJ) offers advisory guidance on tolerances including:

- Conventional industry tolerances include those for field conditions.
- Recognized tolerances **do not** apply to design work.
- Avoid specifying a tolerance where dimensions are absolute.
- When a requirement states a specific range, that range provides for adequate tolerance and **no tolerance outside of the range at either end point is permitted.**
- Where a requirement is a minimum or maximum dimension without specific min/max end points, tolerances may apply. It is best practice to specify a dimension less than the required maximum (or more than the required minimum) by the amount of the appropriate construction tolerance.

The following guidance will help ensure City facilities and building elements accomplish the level of accessibility intended by the ADAS and required by the City. These parameters for restroom elements, where appropriate, promote ADAS compliance and minimize enforcement issues. Please note - the Office of Accessibility will only approve design and construction meeting this guidance.

Element	2010 ADA Standard	Compliance Guidance
Baby Changing Table	Not specifically covered, but shall be in reach range (48" or less to operable part) to open. The changing surface shall be no higher than 34" and have under clearance at least 27" for front approach. Operation of the unit, when engaged, shall not hinder access to the accessible stall.	33" to the top of changing surface with at least 27" knee clearance beneath table. The changing station shall not be in the accessible stall. If in the stall on a retrofit, the stall shall be enlarged.
Coat Hooks	Coat hooks shall be located within one of the reach ranges specified in 308.	47" mounting height
Feminine Hygiene Dispenser	Not specifically covered, but shall be in reach range (15" - 48" to operable part).	47" mounting height to highest operable feature; not installed in individual stalls.
Feminine Trash Receptacle	Not specifically covered, but shall be in reach range (15" - 48" to operable part) and at least 1 ½" below or at least 12" above grab bar.	Place in front of toilet paper dispenser, 2.5" below grab bar.
Flush Placement	Flush controls shall be located on the open side of the water closet.	Position on open side. Automatic can be in center No centered manual flushes.
Grab Bar - lengths	The <u>side wall</u> grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. The <u>rear wall</u> grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" min on the other side.	Shall be exact or use longer grab bars.
Grab Bar - positioning	Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface.	Install 34 ½" to the top of gripping surface.
Grab Bar - spacing	The space between the wall and the grab bar shall be 1 ½". The space between the grab bar and projecting objects below and at the ends shall be 1 ½" minimum. The space between the grab bar and projecting objects above shall be 12" minimum.	Items shall be at least 2 ½" below grab bar. Items shall not be above grab bars unless at least 13" above and operable portion is 47" or less above the floor.
Lavatory/Sink	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum above the finish floor or ground. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.	Install at 33" when feasible; wrap or cover pipes and make sure hardware is operable with 1 semi-closed hand at 5 lbs. or less. If an automatic faucet, make sure it stays open for 10 seconds.
Mirrors	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground.	39" mounting height to reflective edge if over lavatory or countertop; 34" mounting height to reflective edge for all other mirrors

Element	2010 ADA Standard	Compliance Guidance
Overlap (Water Closet Clearances)	The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. <i>No other fixtures or obstructions shall be located within the required water closet clearance.</i>	Keep baby changing stations or other nonessential elements out of accessible stalls. If a retrofit and additional clearance space is provided it may be OK if no other alternative exists.
Restroom Signage (Interior space designation)	Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.	Mount 60" to top edge of sign.
Seat Height	The seat height of a water closet above the finish floor shall be 17" minimum and 19" maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.	18" seat height
Shelving	Shelves shall be located 40" minimum and 48" maximum above the finish floor.	Prefer 44" mounting height, but no higher than 47" or under 41".
Soap Dispenser Paper Towel Dispenser Light Switch/Elec Outlet(s) Electric Dryer Trash Receptacle	If soap and towel dispensers are provided, they shall be located within the reach ranges specified in 308. Locate soap and towel dispensers so they are conveniently usable by a person at the accessible lavatory. Electric outlets for public and non-automatic light switches shall fall within reach ranges in 308 as well. Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path.	Place so operable feature is no higher than 47" for front or side approach. Side reach with obstruction of 10"-24", then operable feature should be 45" high or less. Front reach with obstruction of 20"-25" then operable feature should be 43" high or less. Locate dispensers so they are not on the circulation path.
Toilet Centerline	The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition.	17" centerline
Toilet Paper Dispenser	Toilet paper dispensers shall comply with 309.4 and shall be 7" minimum and 9" maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.	Place 8" to the center of receptacle in front of toilet. Place 2 ½" below grab bar
Toilet Seat Covers	Not specifically covered, but shall be in reach range (15- 48" to operable part) and at least 1 ½" below or at least 12" above grab bar.	Place on adjacent wall where no grab bars are present or 2 ½" below grab bar on back wall.
Urinal	Urinals shall be the stall type or the wall-hung type with the rim 17" maximum above the finish floor or ground. Urinals shall be 13 ½" deep minimum measured from the outer face of the urinal rim to the back of the fixture.	Install 16" or lower above floor.

Note: Build to mid-maximum if a range & 1" under maximum for most elements if no range given.