

## PLUMBING FIXTURES

Section 2901 of the Los Angeles Building Code (LABC) refers to the Los Angeles Plumbing Code (LAPC) to determine the minimum number of the plumbing fixtures required for each type of building occupancies.

In accordance to LAPC, the minimum number of plumbing fixtures are shown in Table 422.1, except that Table 4-2 shall be used for medical clinics licensed by the state, as required by LAPC Section 422.0. (See LABC Section 304.2 and 202 for definition of 'Clinics').

The categories not shown in Table 422.1 of the LAPC are addressed by section VIII of this Information Bulletin. The minimum number of plumbing fixtures are assumed to be based on 50 percent male and 50 percent female users. The occupant load shall be determined using the 'Table A Occupant Load Factor' of Table 422.1 of the LAPC.

### I. GUIDELINE TO DETERMINE MINIMUM REQUIRED FIXTURES

#### A. New Buildings

1. Determine the occupant load based on the proposed floor area for each occupancy.
2. Determine the required number of plumbing fixtures for each occupancy.
3. Determine the total number of plumbing fixtures by adding the required number of the plumbing fixtures for each occupancy.

#### B. Existing Buildings

For the following cases, either options I or II may be used:

1. Change of occupancy classification or change of use for an existing tenant space or building.
2. Addition or alteration that increases the occupant load of the existing buildings may use any of the following options; however, alterations without an increase in occupant load, other than case 1 above, may maintain their existing non-conforming toilet facilities without complying with current plumbing fixture requirements.
  - a. Option I.
    - i. Calculate the number of occupants within the addition or altered area.
    - ii. Determine the required number of fixtures from the applicable table in the plumbing code or this Information Bulletin.
    - iii. Provide the required number of fixtures based on item b within the addition or altered area, or in a common area of the existing building accessible from the addition or altered area per Section II of this Information Bulletin.
  - b. Option II.

- i. Calculate the occupant load for the existing building prior to the addition or alteration.
- ii. Determine the required number of fixtures for the existing building from the applicable table in the plumbing code or this Information Bulletin.
- iii. Calculate the occupant load for the existing building with the addition or alteration.
- iv. Determine the required number of fixtures, based on the occupant load from item c above, from the applicable table.
- v. Subtract the number of fixtures determined from item b from those determined from item d above. The difference will be the number of additional fixtures required, unless the number of the existing fixtures equal or exceed those determined from item d above. In this case no additional fixtures will be required.
- vi. Provide the required number of additional fixtures within the addition or altered area, or in a common area of the existing building accessible from the addition or altered area per Section II of this Information Bulletin.

3. **Example for an Addition:**

An existing 100,000 square feet warehouse with a 20,000 square feet addition. The existing occupant load per Table A is 20 with the addition adding 4 more occupants. There are existing toilet rooms for men and women. The men's room has one water closets, two urinals, and two lavatories. The women's room contains two water closets and one lavatories.

a. Option I.

The applicable table is Table 422.1. The addition would require one new water closet and one new lavatory for each gender.

b. Option II.

The applicable table is Table 422.1. The existing warehouse building with 20 occupants may be credited with one water closet and one lavatory in each of the men's and women's rooms. For 24 occupants after the addition, a total of two water closets and two lavatories would be required for each gender. By applying the credit, one new water closet but no new lavatory would need to be added to the men's room. Similarly, no new water closet but one new lavatory would need to be added to the women's room. Clearly there is an advantage to use Option II for this example.

4. **Example for an alteration that increases the occupant load:**

An existing 100,000 square feet warehouse with an alteration to convert 10,000 square feet into a wholesale accessory use. The existing occupant load per Table A is 20. The new occupant load with the alteration will be the total of 18 for warehouse and 50 for wholesale use. There are existing mens and women's toilet rooms. The men's room has one water closet, two urinals, and two lavatories. The women's room has two water closets and one lavatory.

a. Option I.

The applicable table is Table 422.1. The alteration converting 10,000 sf to wholesales would create 25 occupants for each gender. This alteration would

require one new water closet, no new urinal, and one new lavatory for the men's room. Similarly one new water closet and one new lavatory will be required for the women's room.

b. Option II.

The applicable table is Table 422.1. The existing warehouse building with 20 occupants may be credited with one water closet and one lavatory in each of the men's and women's rooms. With the alteration, the men's room(s) would require for wholesales use, one water closet and one lavatory, and for warehouse use, one water closet and one lavatory. Thus a total of 2 water closets and 2 lavatories are required for the men's room. Similarly a total of 2 water closets and 2 lavatories are required for the women's room. By applying the credit, one new water closet needs to be added to the men's room and the existing water closet must be maintained. Since there are 2 existing lavatories in the men's room, no new lavatory is needed. For the women's room, since there are 2 existing water closets, no new water closet is needed. However, one new lavatory must be added to the women's room after applying the credit and the one existing lavatory must be maintained. Clearly there is an advantage to use option II for this example.

## II. NUMBER OF FIXTURES PER FLOOR

Section 422.4.1 of the LAPC requires, in multi-story buildings, the availability of the required plumbing fixtures shall not exceed one vertical story.

Fixtures shall be provided on each floor based on the number of occupants on each floor or provided for each group of floors based on the number of occupants for that group of floors.

## III. FLOORS SERVING CUSTOMERS AND EMPLOYEES

Section 422.4 of the LAPC allows a single set of restrooms accessible to both customers and employees for facilities in mercantile and business occupancies. This section will apply to a restaurant which is considered as a business that sells food to be consumed on the premises according to Footnote 2 of Table 422.1 in the LAPC. The required number of fixtures shall be the greater of the required number for employees or the required number for customers. (See footnotes of Table 422.1 in the LAPC for additional requirements)

## IV. LOCATION OF FIXTURES

Access to public facilities (for the customer) shall not be through areas designated "for employee use only" such as kitchens, storage rooms, closets or similar spaces.

## V. ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES

**New Facilities.** When new facilities are provided, they must comply with the accessibility requirements.

**Existing Facilities.** When existing facilities are to be used as the required sanitary facilities for an addition or alteration, the existing facilities must comply with disabled access regulations (unreasonable hardship may be granted as applicable per disable access regulations).

## VI. CONFLICTS BETWEEN CODES

Whenever there is a conflict between codes or different provisions of the same code, the most restrictive

provision shall be applied.

**VII. FOOD SERVICE ESTABLISHMENTS**

A food establishment such as a restaurant with an area of 1500 sf or less may be considered as a business according to Footnote 2 on Table 422.1 in the LAPC, and may provide one toilet facility to be used by no more than one person at a time to serve customers and employees of both sexes per LAPC section 422.2. However, any establishment serving alcoholic beverage or having four or more employees shall provide separate toilet rooms for each sex per LABC Section 6302.4.

**VIII. TYPES OF BUILDINGS OR OCCUPANCIES NOT SHOWN IN TABLE 422.1 AND TABLE 4-2**

Section 422.3 and Table 422.1 of the LAPC allows for building occupancies and categories not shown in the adopted tables to be considered separately as deemed appropriate by the Authority Having Jurisdiction. The following Table VIII-1 may be used for such building occupancies or categories:

**TABLE VIII -1 MINIMUM PLUMBING IN COMMUNITY FACILITY**

TYPE OF USE	OCC. LOAD (per SF unless noted)	PLUMBING FIXTURES (unit per person unless noted)				
		WATER CLOSETS <sup>1</sup>		URINALS	LAVATORIES (per water closet)	DRINKING FOUNTAIN
		MALE	FEMALE			
<b>A. COMMUNITY FACILITY.</b> A facility containing a multi-purpose use of which the primary purpose is to provide non-profit assistance and services to the general public. Such multi-purpose use shall be related to social services, child care, job assistance, business assistance, educations, adult day care, cultural services, gyms or recreation, community meetings, auditoriums as an incidental service, and administrative offices. The following factors may be used for such a community facility.						
<b>A1. Gymnasiums and Multipurpose Rooms</b>						
Gymnasiums and Multipurpose rooms that do not function as an Auditorium	1:30	1:75	1:40	1:75	1:2	1:75
Stage Only	1:30					
Storage rooms	1:5000					
<b>A2. Indoor or Outdoor Swimming Pool &amp; Associated Bathhouse</b>						
Pool Area	1:200	1:75	1:40	1:75	1:2	1:75
Pool Deck	1:30					
Cashier / Check room	1:200					
Dressing Area	1:200					
<b>A3. Child Care</b>						
Outdoor Play Area	N/A	0	0	0	0	0
Classrooms – up to Age 16	1:50	1:75	1:40	1:75	1:2	1:75

TYPE OF USE	OCC. LOAD (per SF unless noted)	PLUMBING FIXTURES (unit per person unless noted)				
		WATER CLOSETS <sup>1</sup>		URINALS	LAVATORIES (per water closet)	DRINKING FOUNTAIN
		MALE	FEMALE			
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Parent / Guest Waiting Area (Incidental to Main Use)	N/A	0	0	0	0	0
<b>A4. Associated Community Room Uses</b>						
Activity – Craft Rooms	1:30	1:75	1:40	1:75	1:2	1:75
Billiard or Game Room	1:30 <sup>6</sup>					
Dressing Rooms	1:200					
Office / Staff Area	1:200					
Office for consultation and associated community service functions	1:200	1: 1-100 2: 101-200 3: 201-400 <sup>10</sup>	3: 1-50 4: 51-100 8: 101-200 11: 201-400 <sup>10</sup>	1: 1-100 2: 101-200 3: 201-400 4: 401-600 <sup>4</sup>	1: 1-200 2: 201-400 3: 401-750 <sup>2</sup>	1:75
Dining Area	1:30	1:1-50 2:51-150 3:151-300 <sup>7</sup>	1:1-50 2:51-150 3:151-300 <sup>7</sup>	1:1-150 <sup>8</sup>	1: 1-150 2: 151-200 3: 201-400 <sup>9</sup>	N/A
Kitchen Area	N/A	0	0	0	0	0
Lobby Accessory to Assembly Occupancy	N/A					
Mechanical Room	N/A					
General Storage and Custodial Room	N/A					

**Footnotes:**

1. The total number of water closets for females shall be at least equal to the total number of water closets and urinals required for males.
2. Over 750 occupants, add one lavatory for each additional 500 persons.
3. Over 400 occupants, add one water closet for each additional 500 males and 1 for each additional 125 females.
4. Over 600 occupants, add 1 Urinal for each additional 300 males.
5. Over 750 occupants, add 1 Drinking Fountain for each additional 500 persons.
6. The occupant load shall be determined by dividing the superficial floor area (the area determined by deducting the area occupied by pool tables from the total floor area) by 15 sq. ft per occupant.
7. Over 300 occupants, add 1 Water Closet for each additional 200 persons.
8. Over 150 occupants, add 1 Urinal for each additional 150 males.
9. Over 400 occupants, add 1 Lavatory for each additional 400 persons.
10. Over 400 occupants, add one water closet for each additional 500 males and 1 for each additional 150 females.

## IX. Speculative Buildings

A minimum of one men's and one women's toilet room shall be provided during the 'shell and core' phase. Additional required fixtures based on the proposed use of the building shall be provided during tenant improvement.

## X. Identification of Single-User Toilet Facilities as All-Gender

**Purpose.** Assembly Bill 1732 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 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. During any inspection of a business or a place of public accommodation by an inspector, building official, or other local official responsible for code enforcement, the inspector or official may inspect for compliance with this section.
- C. 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.
- D. This section shall become operative on March 1, 2017.

**Note:** See Information Bulletin P/BC 2017-091 for identification/signage requirements of single user toilet facilities