



Accessible Bathing Facilities

November 2, 2023

Presenters



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Agenda

- Scoping
- Technical requirements:
 - Room clearances
 - Lavatories
 - Showers
 - Bathtubs
- Bathing rooms in specific spaces
 - Transient lodging guest rooms
 - Residential dwelling units
 - Private offices
- Questions
- Resources

Scoping (§213)

Which bathing rooms must be accessible?

For New Construction



- All bathing rooms must be accessible except:
 - Portable units (5% min.)
- No cluster exception for single-user bathing rooms!
- Within multi-user bathing rooms, at least one compliant shower or bathtub
- If building not required to provide vertical access, accessible bathing rooms must be provided on a story on an accessible route

Exception for Existing Facilities

- In alterations where it is technically infeasible to comply fully with requirements, altering existing bathing rooms is not required where:
 - a single compliant unisex bathing room is provided and
 - located in the same area and on the same floor as the inaccessible bathing rooms

Unisex Bathing Room

- Unisex bathing rooms must contain:
 - one shower or one shower and one bathtub
 - one lavatory
 - one water closet
- Doors to unisex bathing rooms must have privacy latches

Must a unisex bathing room contain a lavatory and a water closet in addition to an accessible bathing fixture?

- A bathing room can be equipped with just a shower or tub and no other plumbing fixtures under the standards, where allowed by the applicable plumbing code
- However, in alterations where a compliant unisex bathing room is provided because making existing men's and women's bathing rooms accessible is technically infeasible, the unisex bathroom must contain a lavatory and water closet in addition to a bathing fixture

A Word about Signs (§216.8)

- Where not all bathing rooms are accessible:
 - Directional sign indicating location of accessible bathing room must be provided:
 - Sign must include ISA
 - Text must comply with requirements for visual characters
 - Accessible bathing rooms must have sign including the ISA



Technical Requirements

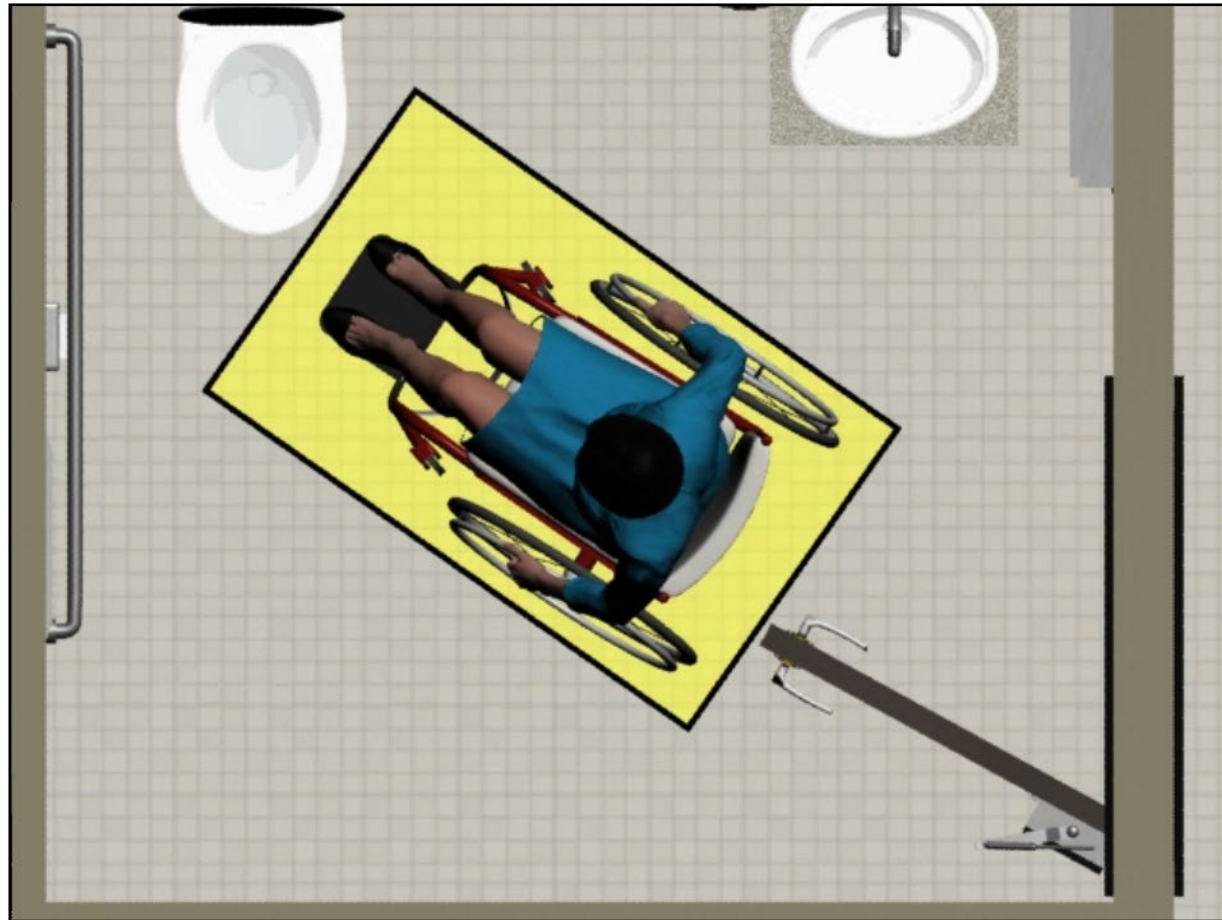
What makes the bathing room accessible?

All Toilet and Bathing Rooms (§603)

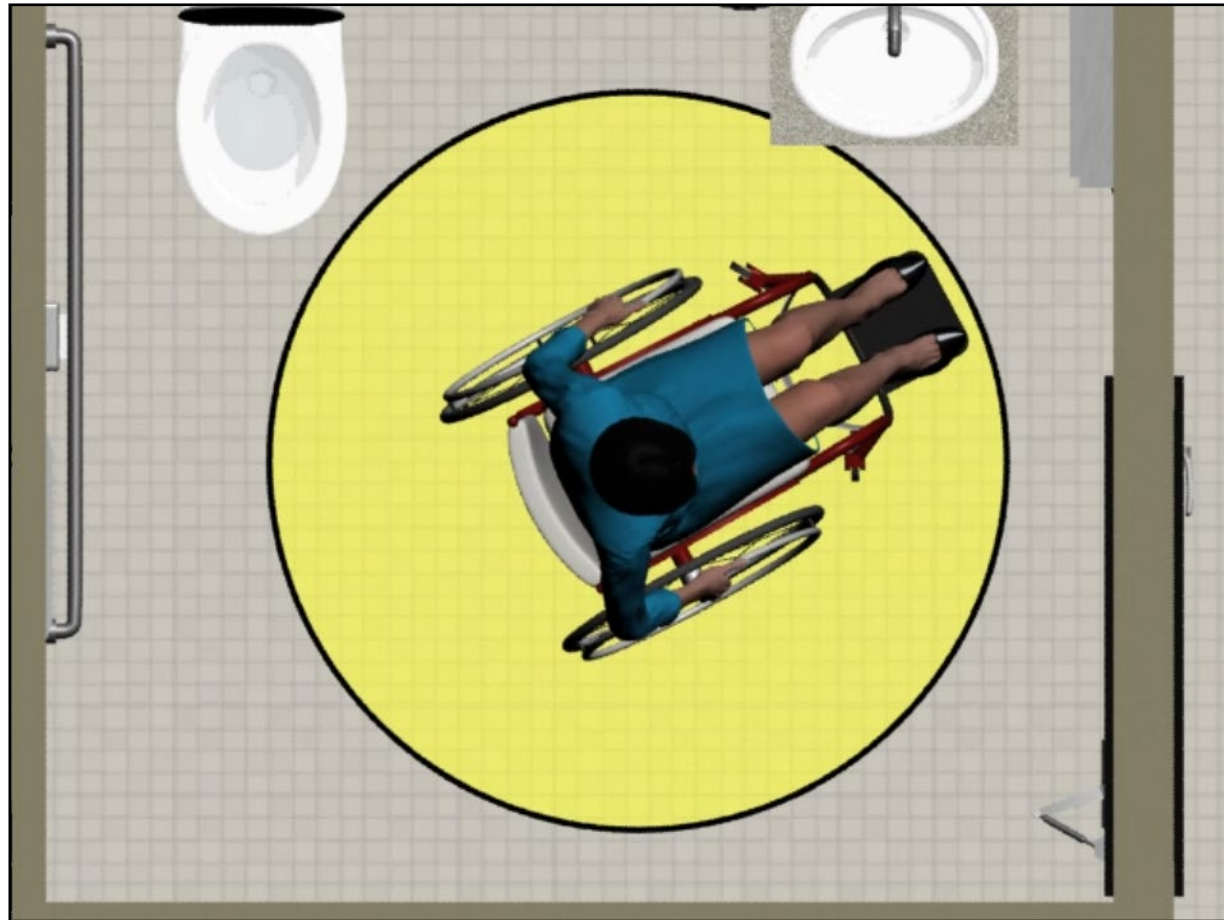
- Turning Space
- Door Swing not permitted to overlap plumbing fixture clearances
 - Exception for single user rooms with Clear Floor Space beyond swing of door
 - Can overlap turning space
- Provided mirror, coat hooks, and shelves have installation height requirements



Clearances – Wheelchair Space Beyond Door Swing

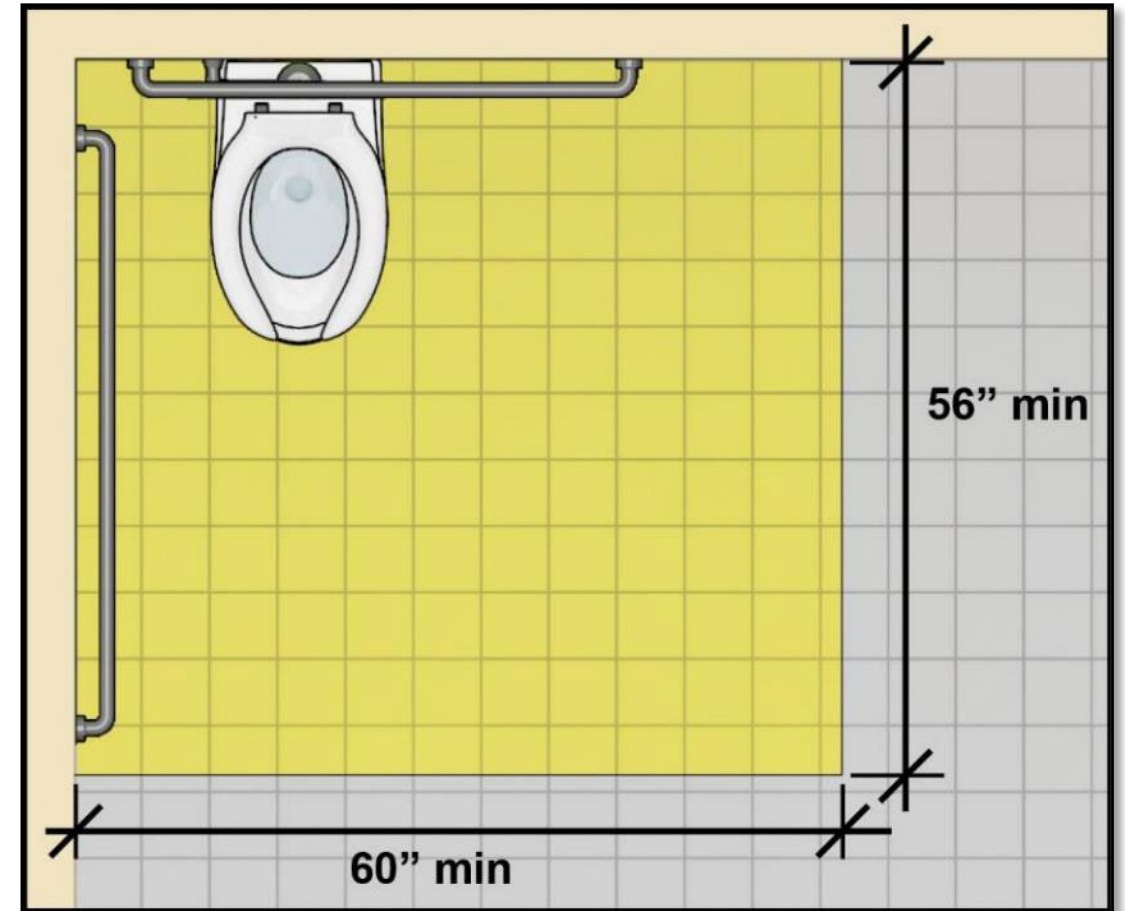


Clearances – Turning Space



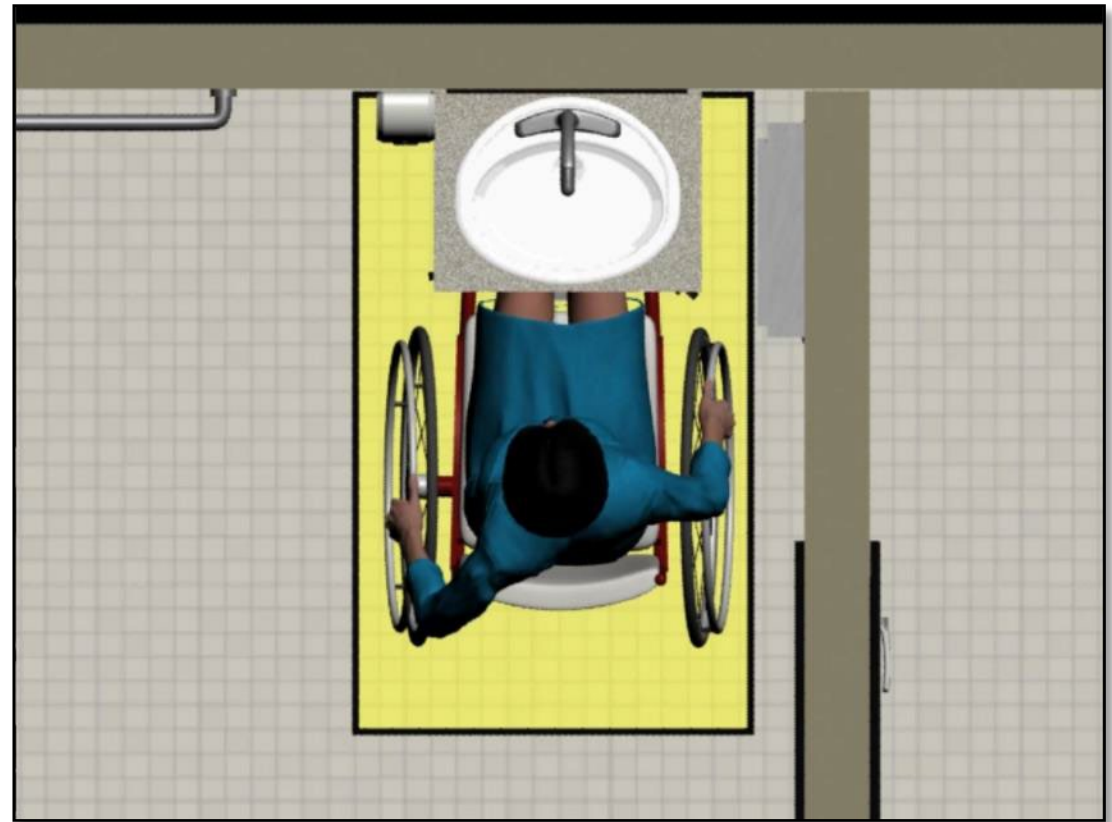
Water Closet Clearance (§604.3)

- Clearance 60" min. perpendicular to side wall and 56" min. perpendicular to rear wall
- Clearance can overlap:
 - Water closet
 - Grab bars
 - Dispensers and sanitary napkin disposal units
 - Coat hooks and shelves
 - Accessible routes, clearances, turning space



Lavatories (§606)

- Forward approach required, advisable that it be centered on the lavatory
- Controls comply as operable parts
 - Must be within compliant reach range, meaning not reaching past toes
- Pipes under lavatories must be insulated or configured to protect against contact; no sharp or abrasive surfaces



Reminders about Operable Parts (§309)

- Reach Range
 - Clear floor space
 - Height: 15" – 48"
- Operation
 - Operable with one hand
 - Not require tight grasping, pinching, or twisting of the wrist
 - 5 lb. max. activating force

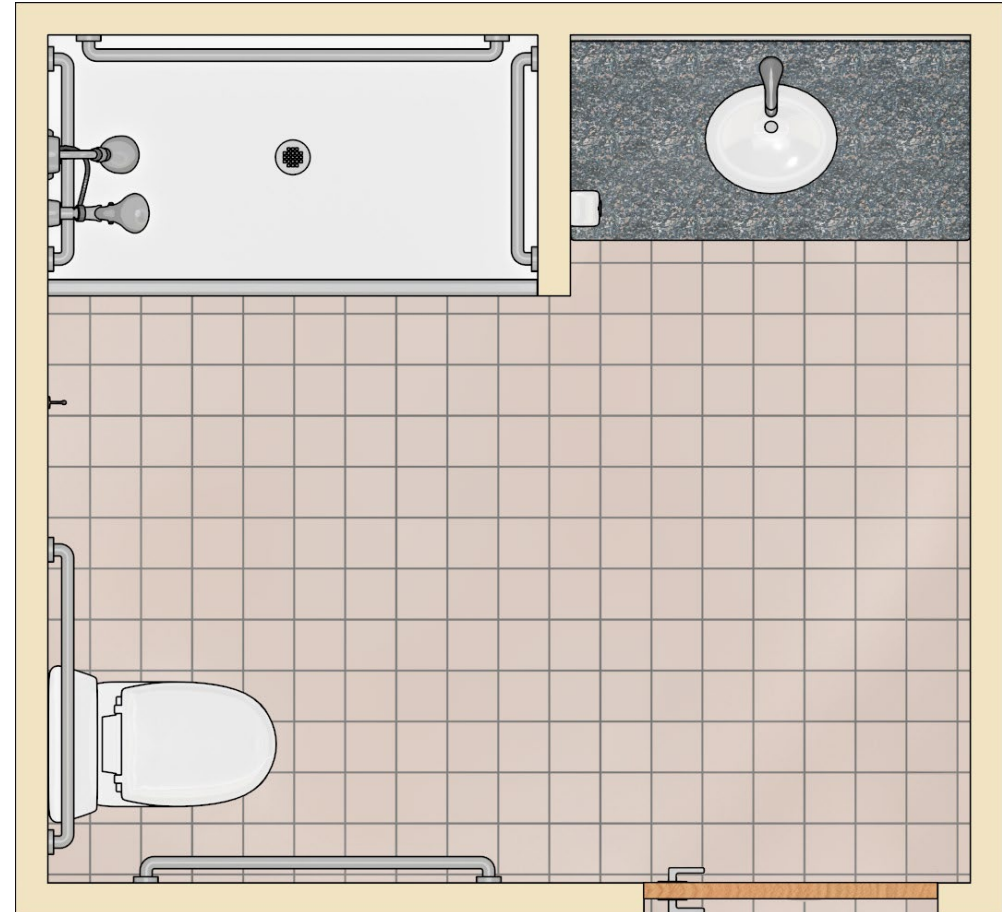


Bathing Fixtures

At least one compliant shower or bathtub required

- Transfer shower
- Standard roll-in shower
- Alternate roll-in shower
- Bathtub

Recommendation: Showers, particularly ones with transfer seats, are generally more accessible than bathtubs

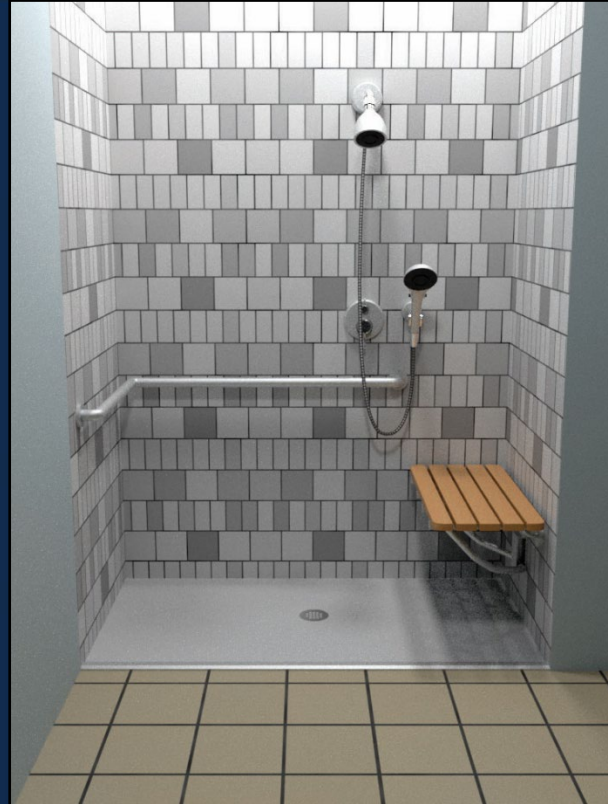


Accessible Shower Types (§608)



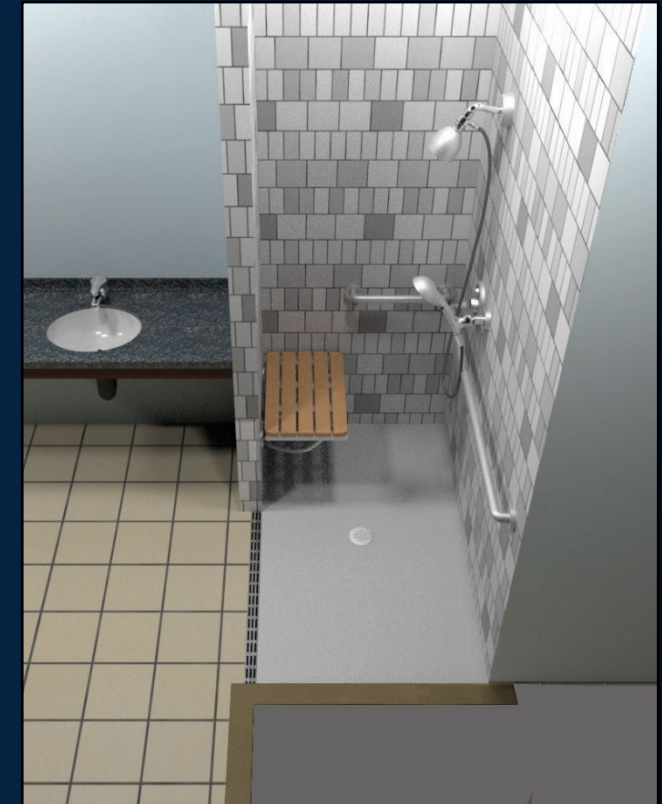
Transfer

36" X 36" (absolute)



Roll-in

30" min. X 60" min.



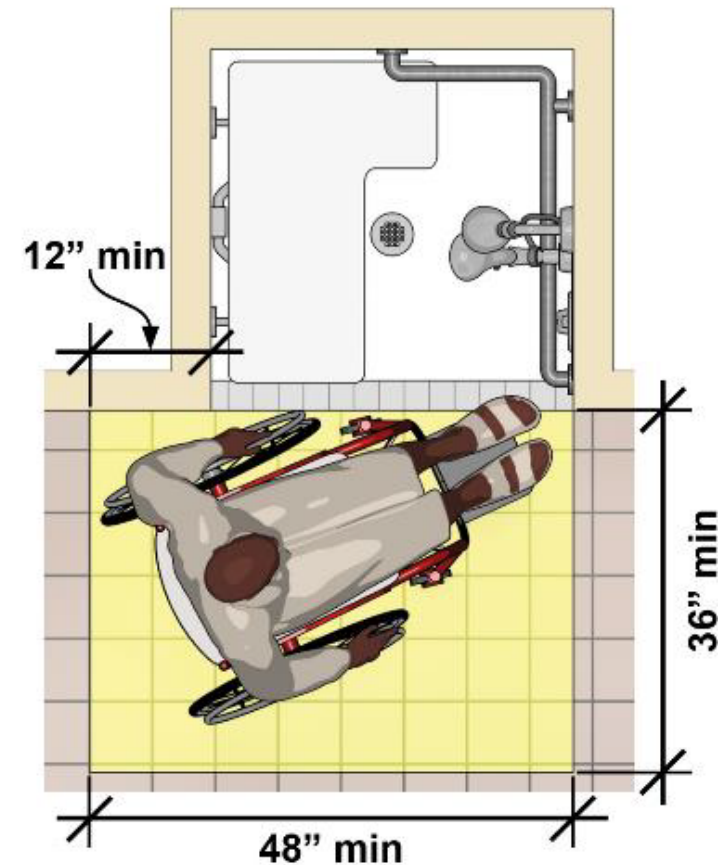
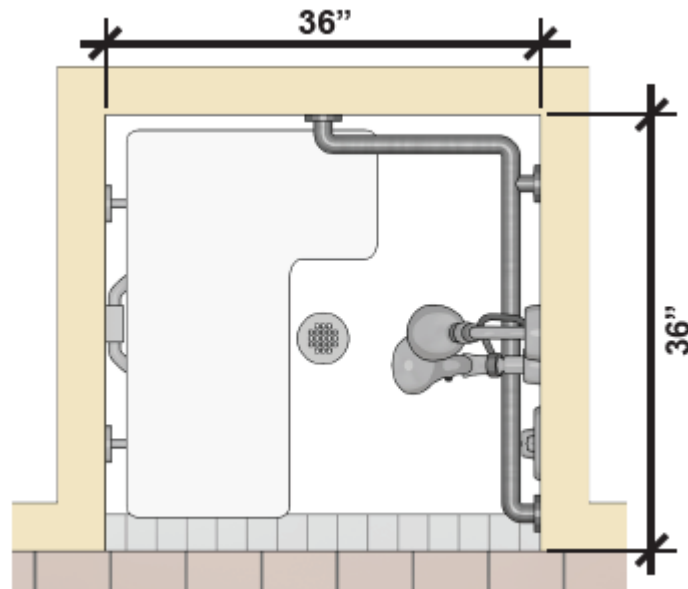
Alternate Roll-in

36" (absolute) X 60" min.

Transfer Showers

Transfer showers:

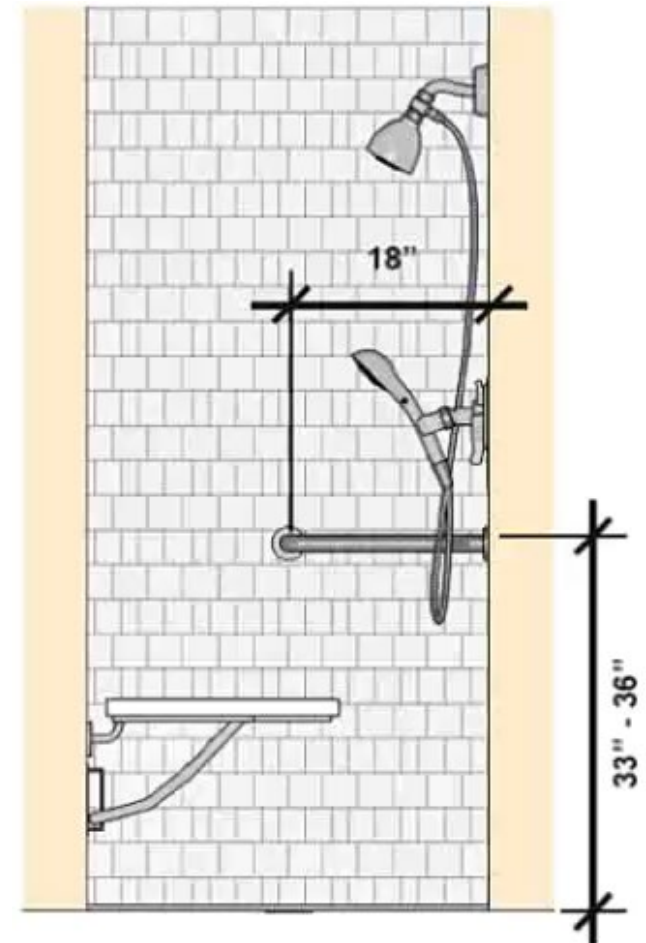
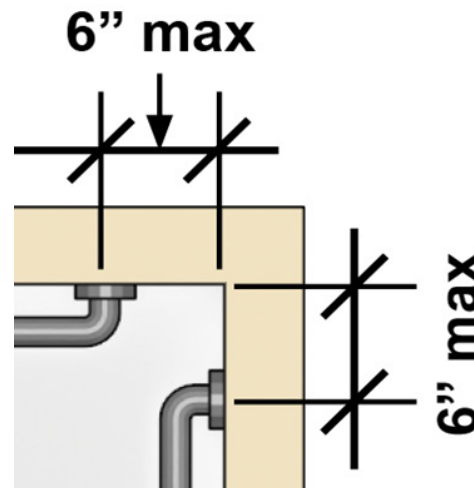
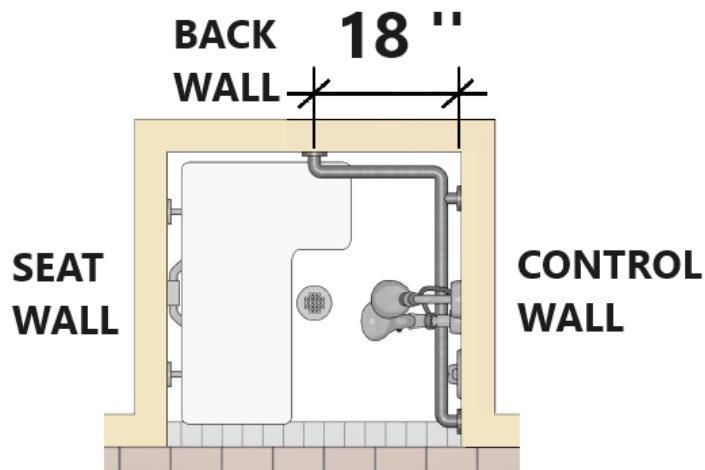
- 36" by 36" clear inside dimensions with 36" entry
- Clearance 36" min. wide by 48" min. long measured from the control wall



Transfer Shower – Grab Bars

Location:

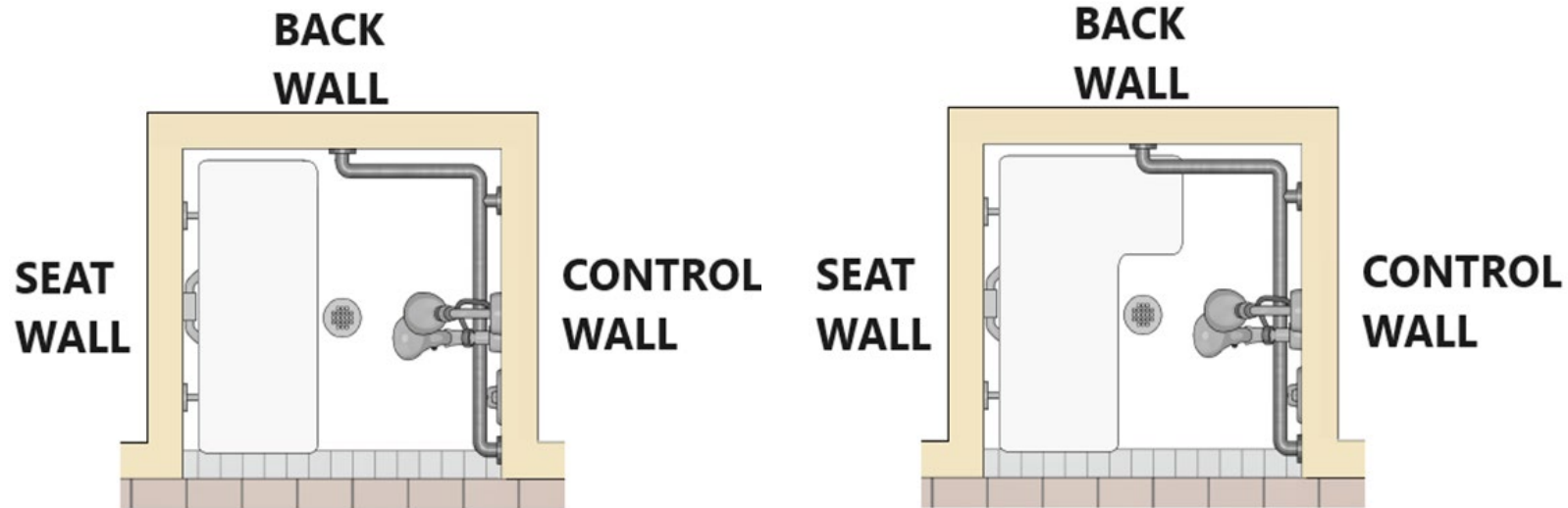
- Transfer: Across the control wall and back wall to a point 18" from the control wall



Transfer Shower – Seats

Placement:

- Can be rectangular or L-shaped



Rectangular Seat

L-shaped Seat

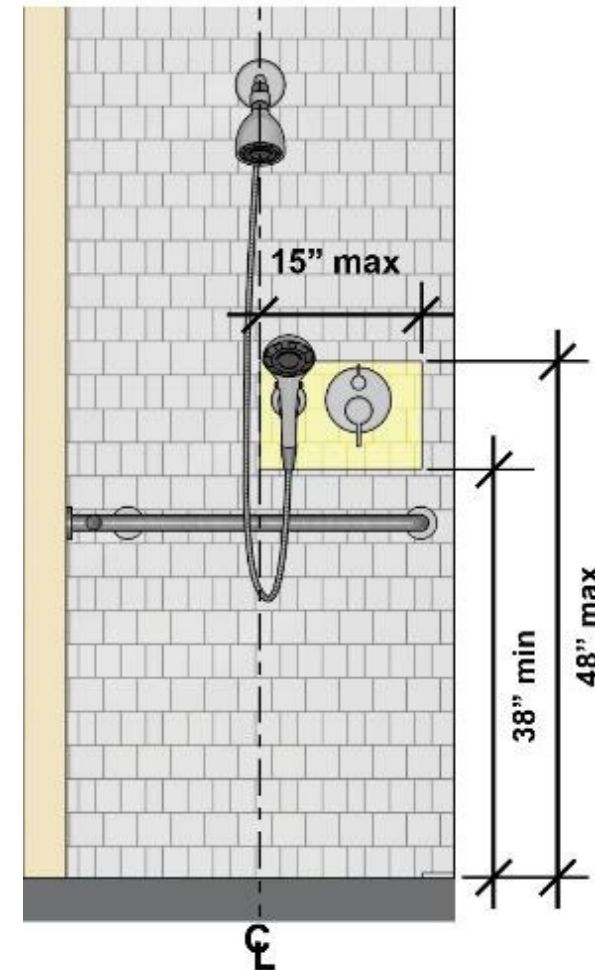


Transfer Shower – Controls

Must comply as operable parts

Location:

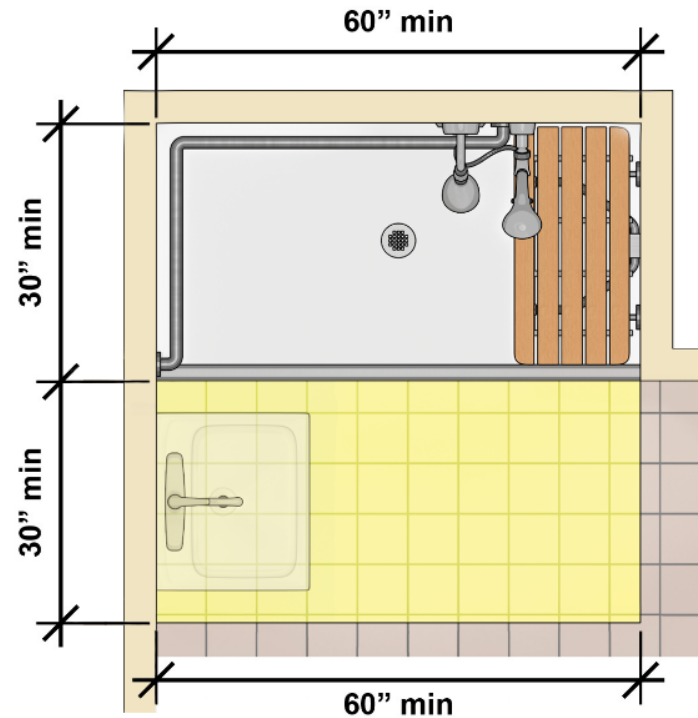
- On wall opposite the seat, 15" max. from the centerline of the seat toward the opening
- 38" – 48" high



Standard Roll-in Showers

Standard roll-in showers:

- 30" min. by 60" min. clear inside dimensions with 60" min. entry
- 30" min. by 60" min. clearance adjacent to entry

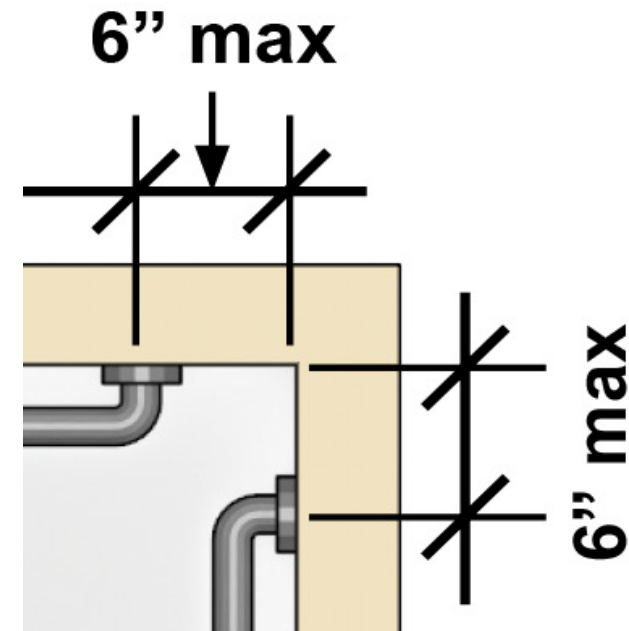
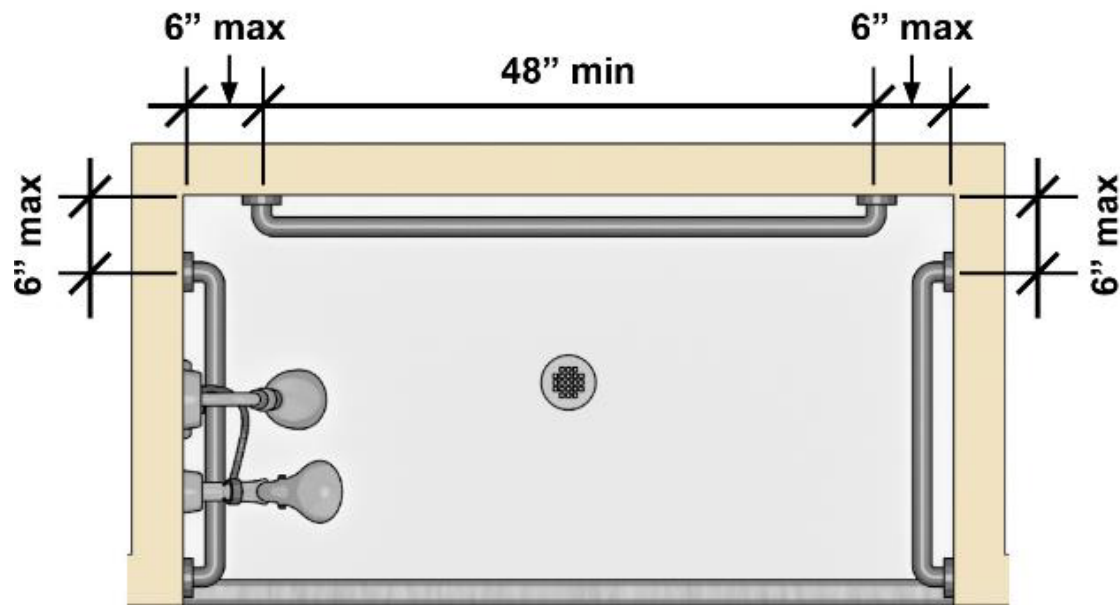


Lavatory permitted on one of the 30" sides of clearance provided it is not on the side of the clearance adjacent to the seat

Standard Roll-in Shower – Grab Bars

Location:

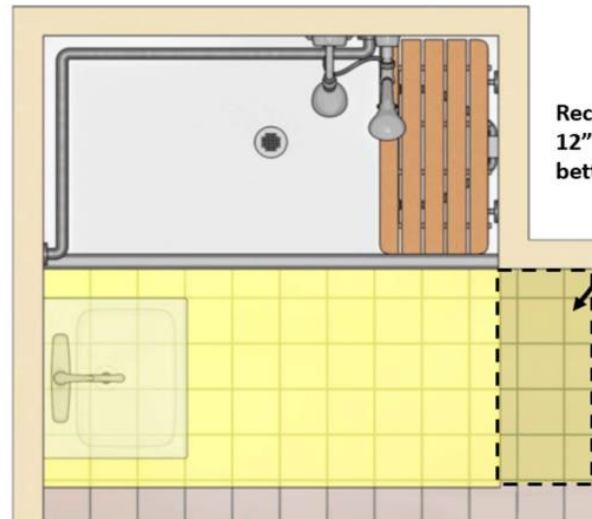
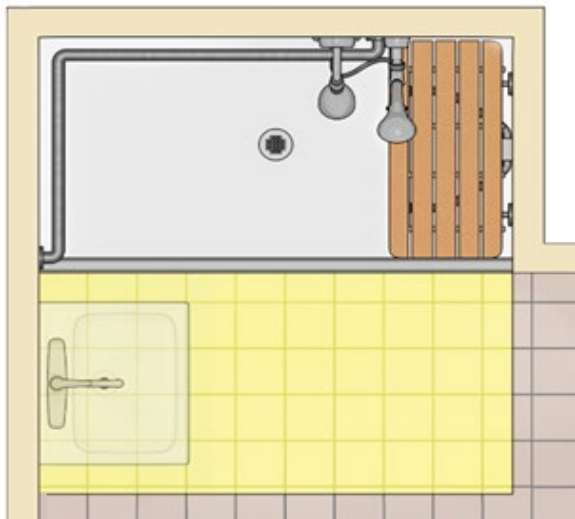
- Standard roll-in: on all three walls unless a seat is provided. Then only back wall and side wall opposite the seat.



Standard Roll-in Shower – Seats

Placement:

- Standard roll-in shower: On one of the side walls extending from the back wall to within 3" max. of the entry.
- Seat must be folding and attached to a side wall



Recommended: Extending clearance 12" min. beyond seat wall allows better alignment with seat

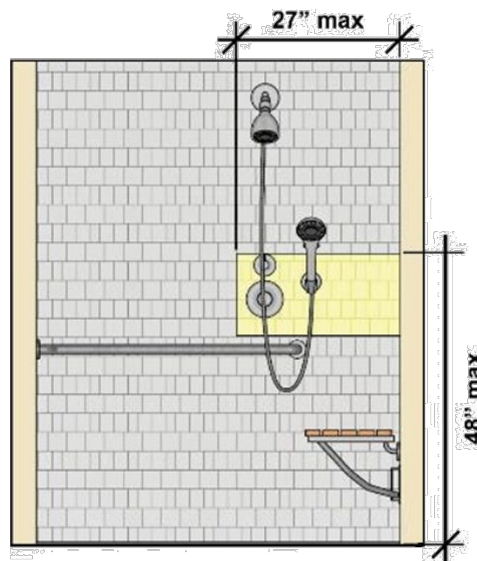


Standard Roll-in Shower – Controls

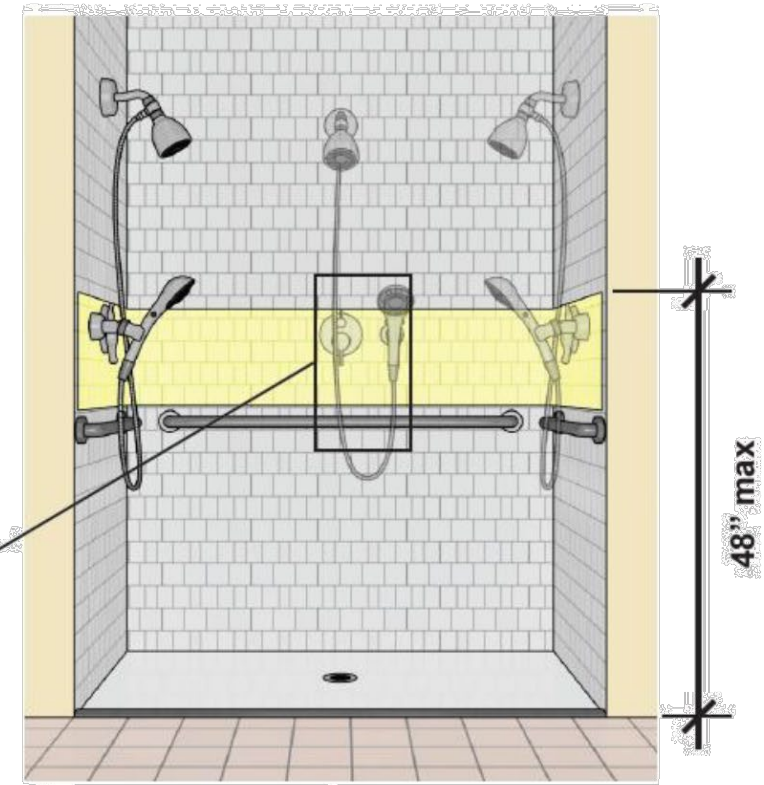
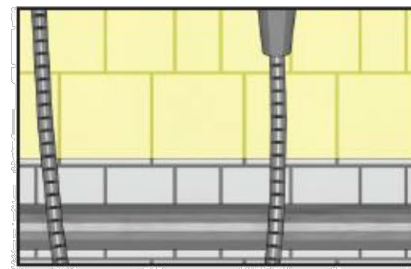
Must comply as operable parts

Location:

- Any wall if no seat or lavatory provided
- Back wall within 27" of seat wall if seat is provided
- 1½" min. above the grab bars but no higher than 48"



Roll-in Shower (with seat)

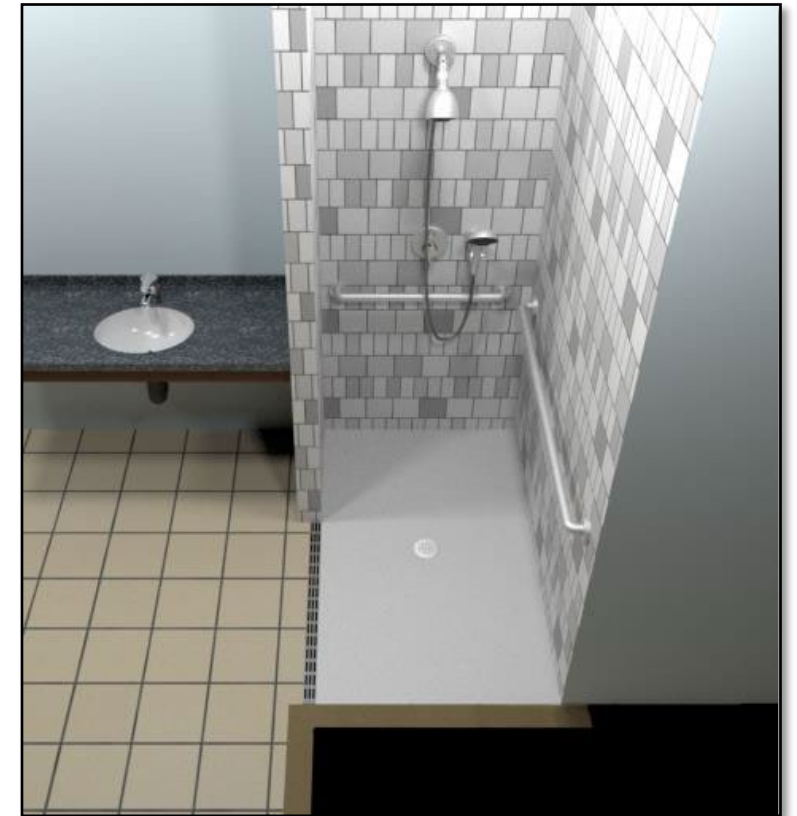
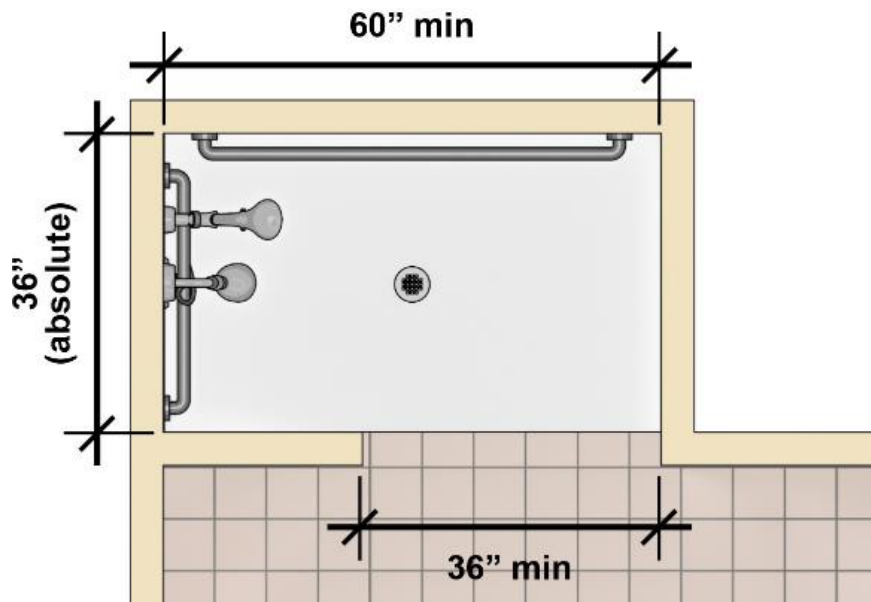


Roll-in Shower (no seat)

Alternate Roll-in Showers

Alternate roll-in showers:

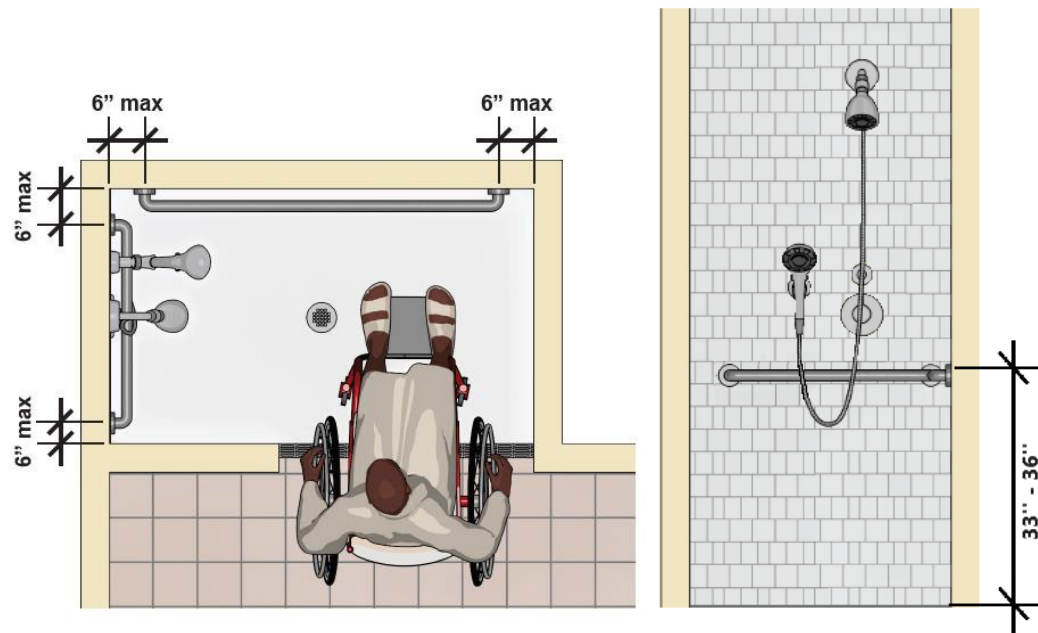
- 36" absolute by 60" min. clear inside dimensions with 36" min. entry on one of the long sides
- Clearance assumed by accessible route to the shower



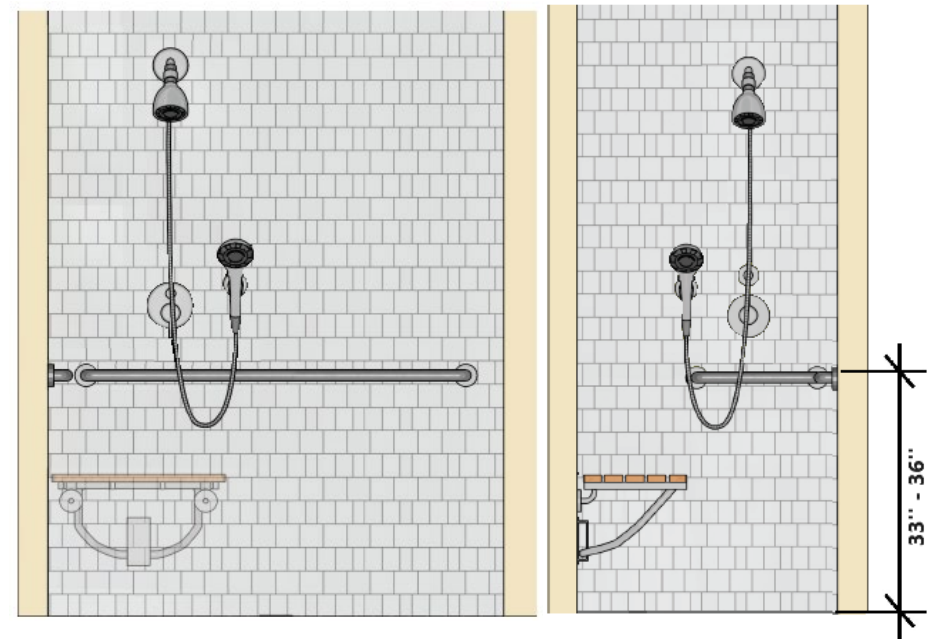
Alternate Roll-in Shower – Grab Bars

Location:

- Alternate roll-in: On back wall and side wall farthest from the entry



Alternate Roll-in Shower (no seat)

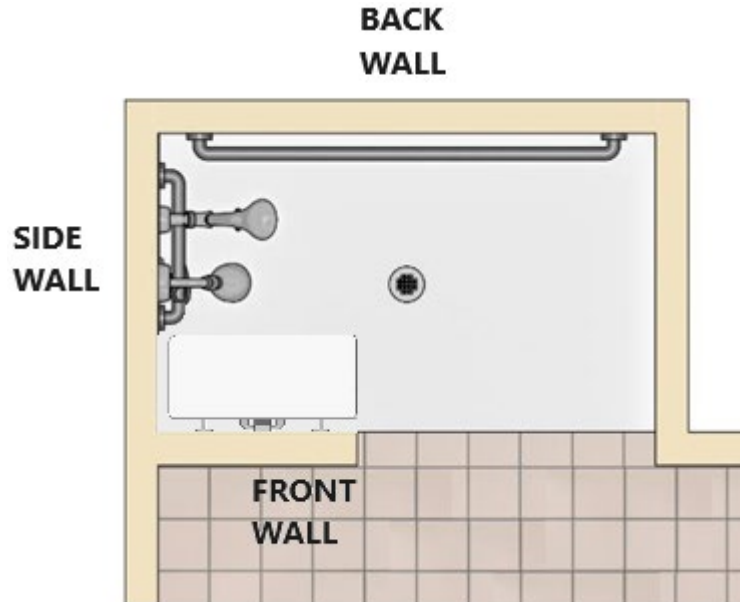


Alternate Roll-in Shower (with seat)

Alternate Roll-in Shower – Seats

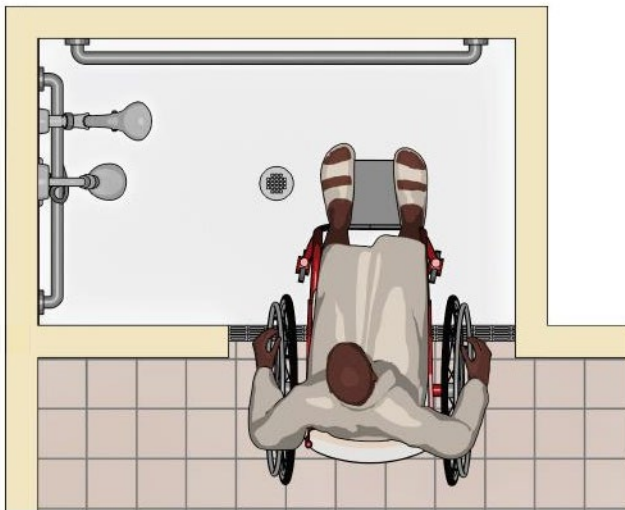
Placement:

- Seat must be folding and attached to front wall
- Grab bars must not overlap seats

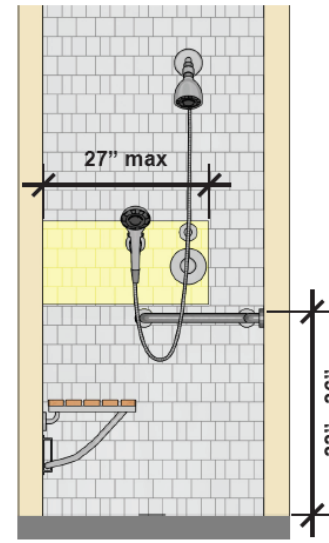
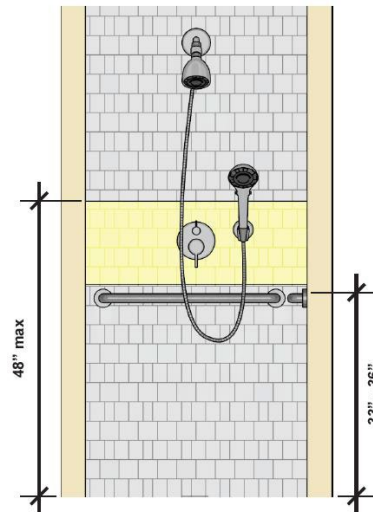


Alternate Roll-in Shower – Controls

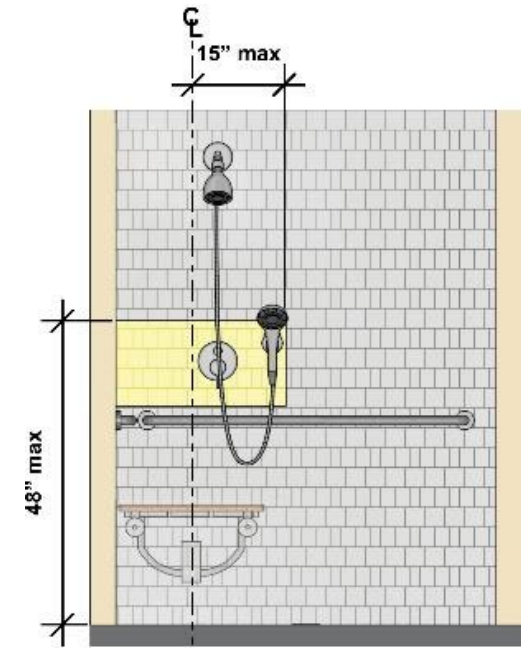
- Must comply as operable parts
- Location:
 - On the side wall adjacent to the seat 27" max. from the side wall behind the seat; or on the back wall opposite the seat 15" max., left or right, of the centerline of the seat
 - 1½" min. above the grab bars but no higher than 48" max.



Alternate Roll-in Shower (no seat)



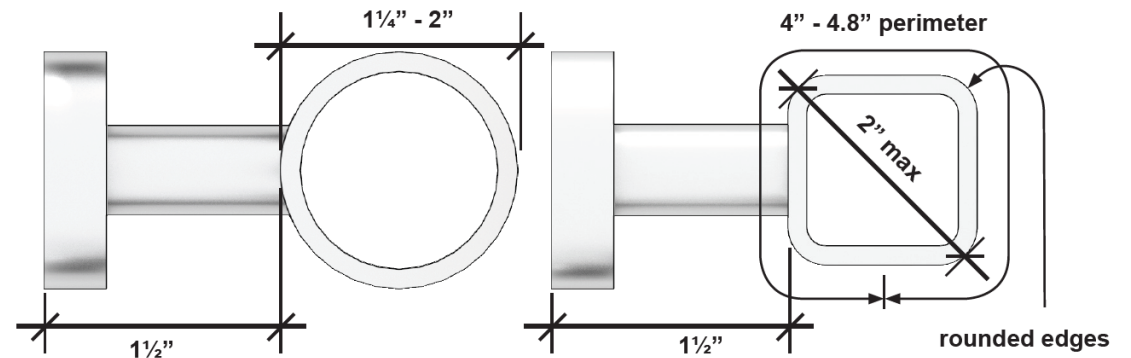
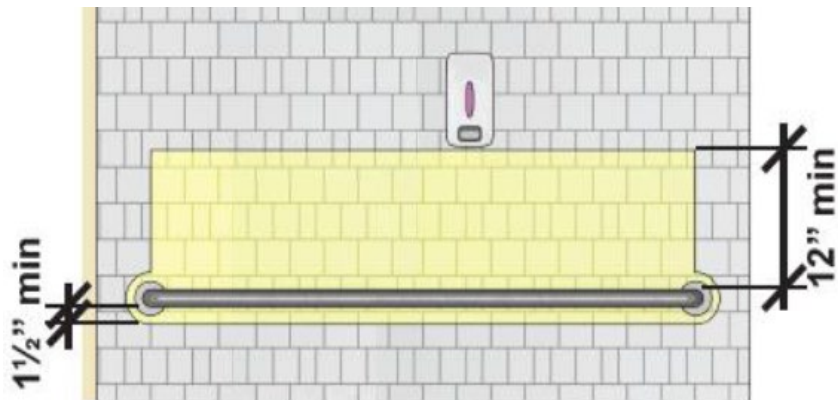
Alternate Roll-in Shower (with seat)



Shower – Grab Bars

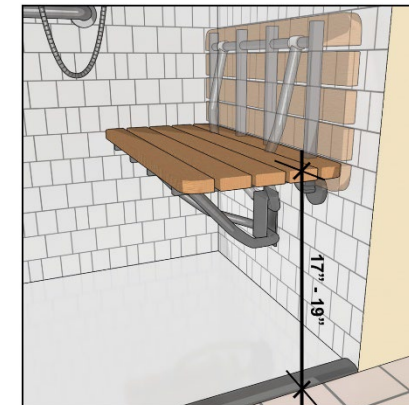
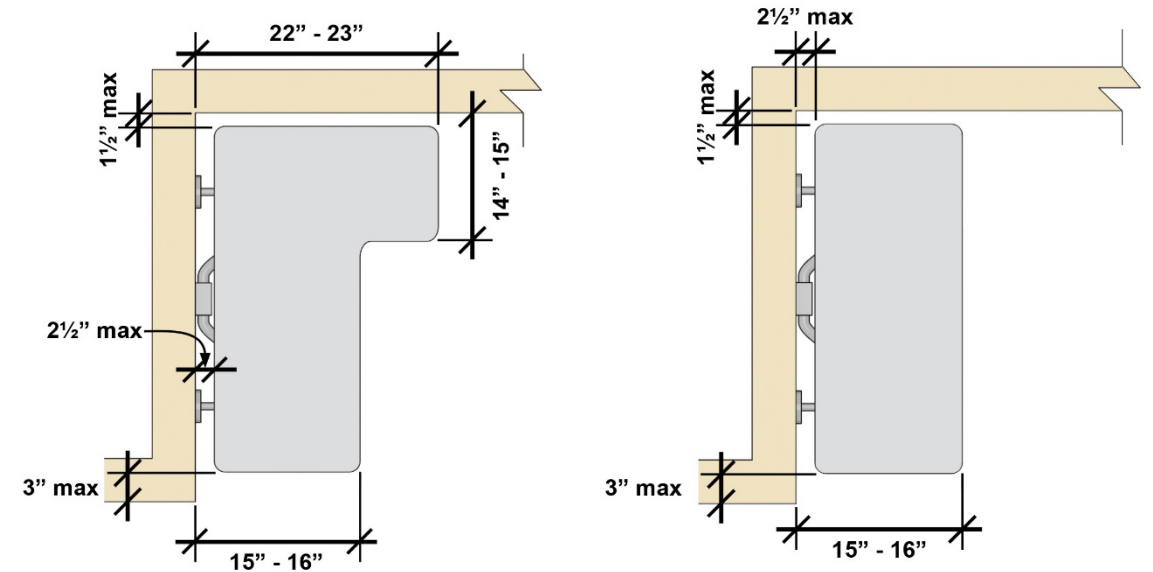
Cross Section and Clearance:

- must have rounded edges.
- withstand a vertical or horizontal force of 250 lbs.
- free of sharp or abrasive elements and shall have rounded edges
- shall not rotate within their fittings.



Shower – Seats

- Folding or non-folding in transfer showers, Folding in roll-in showers
- Seat height: 17" min. – 19" max.
- In roll-in showers, grab bars must not overlap seats
- Must withstand vertical or horizontal force of 250 lbs.

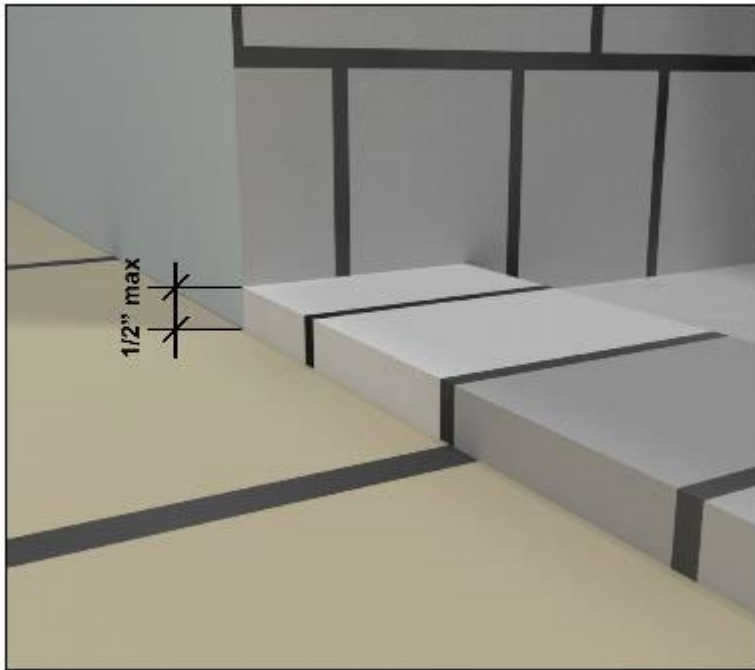


Shower – Spray Units

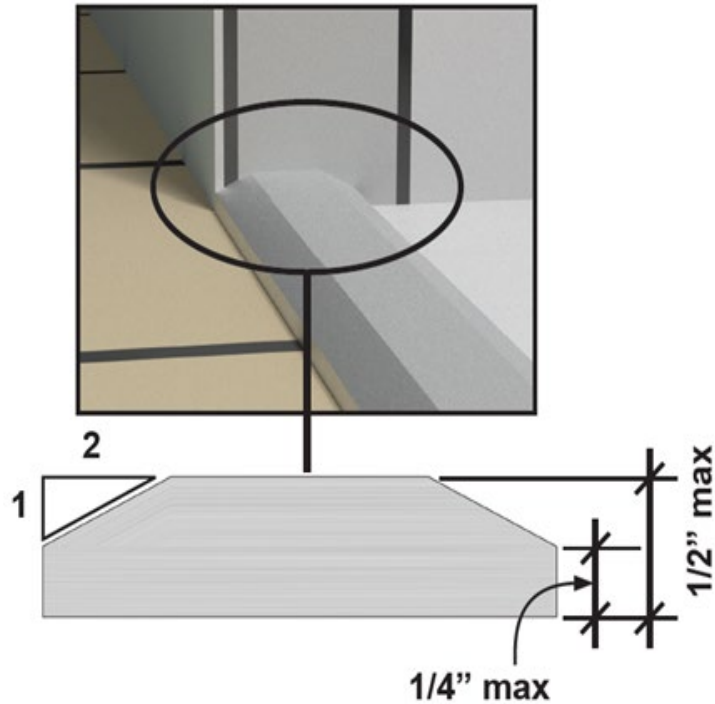
- Shower spray unit with a hose 59" long min. that can be used both as a fixed-position shower head and as a hand-held shower must be provided
- Must have an on/off control with a non-positive shut-off
- An adjustable-height shower head on a vertical bar may be used, but must not obstruct the use of grab bars
- Must deliver water that is 120° F max.



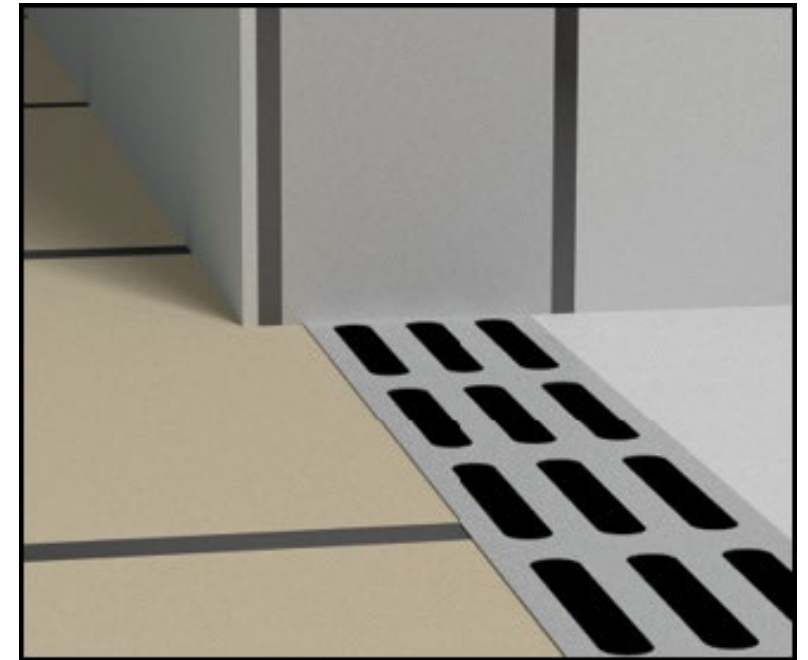
Shower – Thresholds



Transfer Shower



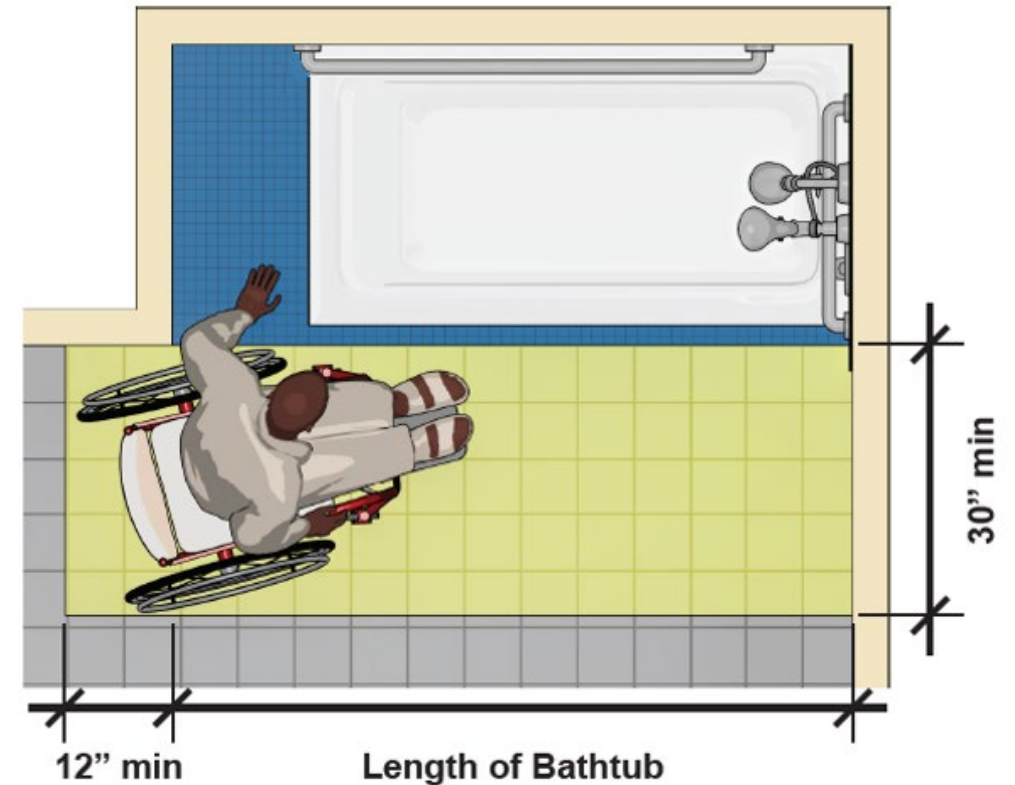
Roll-In and Alternate
roll-in Showers



Recommended
(either type)

Bathtubs (§607)

- A permanent seat at the head end of the tub or a removable in-tub seat must be provided
- Must have a clearance in front of the tub 30" min. wide extending the full length of the tub
 - If permanent seat is provided, clearance must extend 12" min. beyond the wall at the head end
 - Lavatory is permitted at the control end of the clearance



Bathtubs - Seats

- Top of seats 17" min. – 19" max. above bathroom finish floor
- Removable seats:
 - Depth: 15" min. - 16" max.
 - Capable of secure placement
- Permanent seats:
 - 15" deep min.
 - Extending from the back wall to or beyond the outer edge of the bathtub

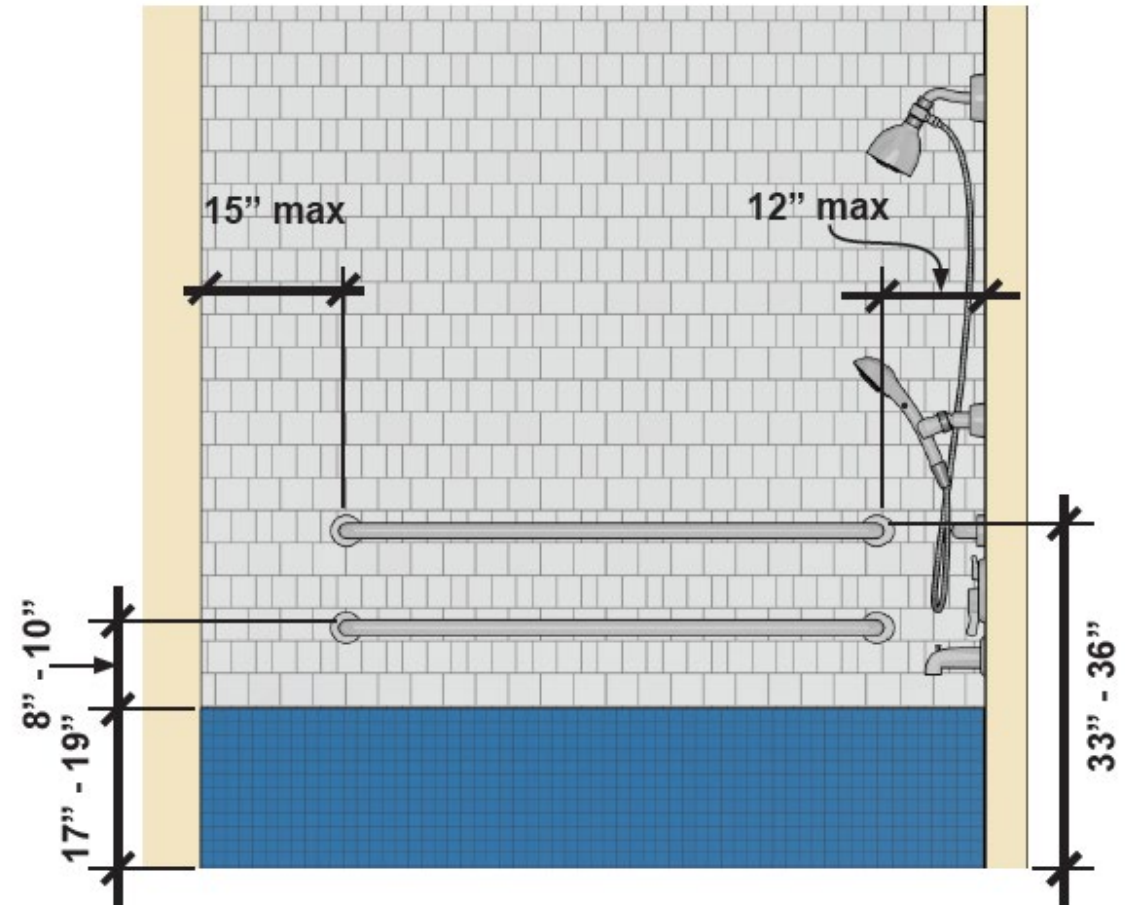


Foldable Seats

- A folding seat is neither a removable seat nor a permanent seat
- Its use in an accessible bathtub relies on equivalent facilitation
- If a folding seat is used, it should be hinged on the head wall, not the back wall, so that it can be reached from outside the tub
- The back wall grab bars should extend to the edge of the seat in the down position, as is required for permanent seats
- Grab bar must not be on the wall behind the seat
- ANSI is considering foldable seats as an alternative to removable and permanent seats

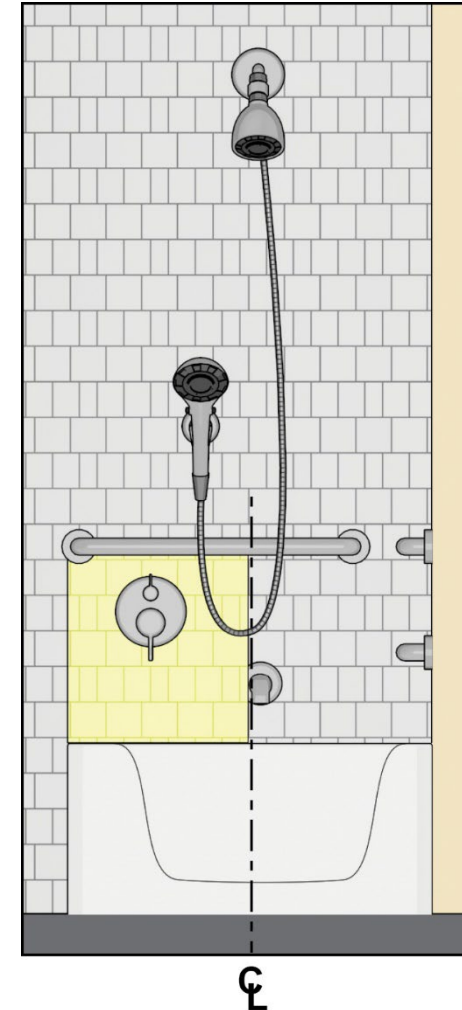
Bathtubs – Grab Bars

- Two grab bars on the back wall:
 - 12" max. from control wall
 - Permanent seat: 15" max. from head wall
 - Removable seat: 24" max. from head wall; must be 24" long min.
- Control wall: grab bar 24" min. long at the front edge of the tub
- Head wall: grab bar 12" min. long at the front edge of the tub—removable seat only



Bathtubs – Controls

- Controls must be on an end wall
 - between the grab bar and the tub rim
 - between the open side of the tub and the centerline of the tub
- Shower spray unit required
- Controls and shower spray unit must meet requirements for operable parts in §309.4



Bathtubs – Enclosures

- Must not obstruct controls or transfer into the tub
- Must not have tracks installed on the rim of the open face of the bathtub

Bathing Rooms in Specific Spaces

Transient lodging, residential, private offices

Transient Lodging

- For transient lodging guest rooms or suites requiring mobility features:
 - At least one bathroom provided as part of the guest room or suite must comply
 - At least one water closet, one lavatory, and one bathtub or shower must comply
 - Travel between accessible plumbing fixtures must not require travel between other parts of the guest room or suite
 - Seats required in roll-in showers

In transient lodging, can roll-in showers be provided in guest rooms not required to have them?

- Table 224.2 has columns for required rooms without roll-in showers and for required rooms with roll-in showers
- Technically, for “Minimum Number of Required Rooms without Roll-In Showers,” transfer showers or bathtubs must be provided.
- Standards permit alternatives to prescribed requirements that result in “substantially equivalent or greater accessibility and usability” under the provision for “equivalent facilitation” (§103).
- Departures from the types of bathing fixtures specified for guest rooms (roll-in showers versus transfer showers or bathtubs) under equivalent facilitation should provide people with disabilities an equal or greater level of choice.

Residential Dwelling Units

- For residential dwelling units (RDU) requiring mobility features:
 - At least one bathroom provided as part of the RDU must comply
 - At least one water closet, one lavatory, and one bathtub or shower must comply
 - Travel between accessible plumbing fixtures must not require travel between other parts of the RDU
- All bathrooms in the RDU require a turning space

Residential Dwelling Units - Exceptions

- Lavatory permitted on rear wall 18" from centerline of water closet where clearance is 66" from the rear wall (604.3.2 ex)
- Toilet seat height can be as low as 15" (604.4 ex 2)
- Grab bars not required provided that walls have reinforcement for later installation (604.5 ex 2, 607.4 ex 2, 608.3 ex 2)
- Seats in transfer showers not required provided that walls have reinforcement for later installation (608.4 ex)
- Cabinetry permitted under the lavatory if:
 - Cabinetry can be removed without removing or replacing the lavatory
 - Finish floor extends under cabinetry
 - Walls behind and surrounding the cabinetry are finished (606.2 ex 3)

Private Office - Exceptions

- If a bathing facility is for a single occupant, accessed only through a private office and not for common use:
 - Doors can swing into the clearances for plumbing fixtures if the door swing can be reversed later (603.2.3 ex 1)
 - No requirements for water closet seats (604.4 ex 1)
 - Grab bars not required provided that walls have reinforcement for later installation (604.5 ex 1, 607.4 ex 1, 608.3 ex 1)
 - Lavatory not required to have knee and toe clearance (606.2 ex 2)
 - No height requirement for lavatory (606.3 ex 1)

Questions?

Submit Questions via the Q&A Option

Questions submitted in the Chat will not be responded to

Technical Guides on the Standards

The image displays a collage of content related to the U.S. Access Board's technical guides. On the left is a screenshot of the website's homepage, featuring the U.S. Access Board logo with the tagline "Advancing Full Access and Inclusion for All" and a navigation menu. A prominent announcement for a "U.S. Access Board Town Meeting" is visible, scheduled for Tuesday, July 25 from 1:30 to 3:30 p.m. (ET) at the headquarters of the National Federation of the Blind in Baltimore, Maryland. Below the announcement are icons for "Building & Sites" and "Information & Community".

Overlaid on the website are several technical guides. One guide is titled "Operable Parts" and explains requirements in the ADA Standards for accessible routes, listing operable parts such as receptacles, thermostats, alarm pulls, and switches. It includes an example of a fire extinguisher and a diagram of a door handle. Another guide is titled "Bathing Rooms" and explains requirements for plumbing and building codes, including a section on "Required Compliance [§213]" and "Unisex Bathing Rooms [§213.2.2]". A third guide, titled "Maneuvering at Doors", features a video player showing a person in a wheelchair maneuvering through a doorway onto a yellow tactile strip.

www.access-board.gov/ada/guides/

U.S. Access Board

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 - Live and Self-Paced webinars
 - Archived Webinars available
- Section 508
 - Fourth Tuesday (1:00 – 2:30 p.m. ET)
 - Every other month (January, March, May, July, September, November)
 - Archived Webinars available



Information at:
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Continuing Education



AIA Provider Number: I017

AICP Provider Name: Great Lakes ADA Center

Course Title: Accessible Bathing Facilities

Course Number: GL20231102

Date: November 2, 2023

Credits earned on completion of this course will be reported to **AIA CES** for AIA members. Certificates of Completion are available upon request.

This course is registered with **AIA, ICC and LA CES** for continuing professional education. As such, it does not include content that may be deemed or construed to be an approval or endorsement by the professional organizations of any material of construction or any method or manner of handling, using, distributing, or dealing in any material or product.

Questions will be addressed at the conclusion of this presentation.



Thank you for participating in today's webinar

Next scheduled session:

Emergency Transportable Housing

December 7, 2023

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