

**2018 IBC SECTION 1209 DRAFT TEXT**  
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**SECTION 1209**  
**TOILET AND BATHROOM REQUIREMENTS**

**[P] 1209.1 Required fixtures.** The number and type of plumbing fixtures provided in any occupancy shall comply with Chapter 29.

**1209.2 Rooms for water closets.** Each water closet shall be installed in a single-occupancy toilet room that has only one lavatory and optionally, one urinal, provided that the urinal is not a substitution for the required water closets for the building or tenant space. The plumbing fixtures in the room shall not be separated by partitions or walls. A single-occupancy toilet room shall have a door that can be locked from the inside.

**1209.2 Finish materials.** Walls, floors and partitions in toilet and bathrooms shall comply with Sections 1209.2.1 through 1209.2.4.

**1209.2.1 Floors and wall bases.** In other than *dwelling units*, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches (102 mm).

**1209.2.2 Walls and partitions.** Walls and partitions within 2 feet (610 mm) of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet (1219 mm) above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

**Exception:** This section does not apply to the following buildings and spaces:

1. Dwelling units and sleeping units.
2. Toilet rooms that are not accessible to the public and that have not more than one water closet.

Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

**1209.2.3 Showers.** Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 72 inches (1829 mm) above the drain inlet.

**1209.2.4 Waterproof joints.** Built-in tubs with showers shall have waterproof joints between the tub and adjacent wall.

~~[P] 1209.3 Privacy.~~ Privacy at water closets and urinals shall be provided in accordance with Sections 1209.3.1 and 1209.3.2.

~~[P] 1209.3.1 Water closet compartment.~~ Each water closet utilized by the public or employees shall occupy a separate compartment with walls or partitions and a door enclosing the fixtures to ensure privacy.

**Exceptions:**

- ~~1. Water closet compartments shall not be required in a single-occupant toilet room with a lockable door.~~
- ~~2. Toilet rooms located in child day care facilities and containing two or more water closets shall be permitted to have one water closet without an enclosing compartment.~~
- ~~3. This provision is not applicable to toilet areas located within Group I-3 occupancy housing areas.~~

~~[P] 1209.3.2 Urinal partitions.~~ Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The walls or partitions shall begin at a height not more than 12 inches (305 mm) from and extend not less than 60 inches (1524 mm) above the finished floor surface. The

~~walls or partitions shall extend from the wall surface at each side of the urinal not less than 18 inches (457 mm) or to a point not less than 6 inches (152 mm) beyond the outermost front lip of the urinal measured from the finished backwall surface, whichever is greater.~~

**Exceptions:**

- ~~1. Urinal partitions shall not be required in a single-occupant or family or assisted-use toilet room with a lockable door.~~
- ~~2. Toilet rooms located in child day care facilities and containing two or more urinals shall be permitted to have one urinal without partitions.~~

Code sections to be changed:

IBC 2902.2/IPC403.2 – Delete without substitution.

IBC 2902.2.1/IPC403.2.1 – Delete without substitution.

IBC 2902.4/IPC 403.4 - Signage. Required *public* facilities shall be provided with signs that designate the sex, as required by ~~Section 403.2. designating that each facility is for use by either sex.~~ Signs shall be readily visible and located near the entrance to each toilet facility. Signs for accessible toilet facilities shall comply with Section 1111 of the *International Building Code*.

Delete and substitute:

IBC 2902.3.6/IPC 403.3.6 Door locking - The doors for single-occupancy toilet or bathing facilities and family or assisted-use toilet or bathing facilities shall be lockable from the inside of the room.

Reason: Unisex, single-occupancy toilet and bathing facilities per Section IBC 2902.1.2/IPC 403.1.2

- Solve transgender restroom and bathing rooms issues related to OSHA, EEOC, the Civil Rights Act and state Bathroom Bills; Solve Paruresis restroom issues related to ADA, ADAAA and EEOC. Paruresis affects up to 14.4% of the population (Williams and Degenhart Study – Wikipedia) who find it difficult or impossible to use gang restrooms. Employment, commerce, productivity and well being are significantly affected. Paruresis contributes to agoraphobia and even to suicide;
- Often reduce building square footage and associated energy usage (attached drawing);
- Reduce waiting lines for everyone – potty parity;
- Solve opposite-sex parent and caregiver access to restrooms for safer environments.

Installing a gang restroom plus a family toilet room does not help the Paruresis problem. Men can avoid a family toilet room completely as being a ladies or a transgender facility. Also, transgender are not required to use a family toilet room and can use a gang restroom of gender identity.

Installing a gang restroom with full-height toilet partitions and shared lavatories does not help the Paruresis problem either. Gang restrooms are a major cause of this condition due to the proximity of others in a common room.

Regarding sanitation, the National Organization for Women advocates more single-occupancy, unisex restrooms and requests seat covers and soap be maintained in the dispensers per the Bipartisan Restroom Gender Parity in Federal Building Act.

Spring-lifting toilet seats can be used in non-accessible rooms.

Cost Impact: Will increase the cost of construction for toilet rooms. The attached cost differential example is +6%. Clustered single-occupancy toilet rooms often require less square footage than gang. Total new building square footage can be reduced, requiring less energy, to pay this back.

Will not increase the cost of construction for bathing rooms. Single-occupancy bathing rooms require a fraction of the total square footage footprint needed for gang shower/locker/restroom combinations.

Note: Partition manufacturers can adapt and expand as carriage manufacturers did with automobiles. Instead of designing partitions for gang facilities, their product would now fully enclose single-occupancy toilet and bathing rooms. The separations could be thinner than stud/gyp board or CMU to save even more space, yet strength and good sound attenuation would be a must.