

4.5 SANITARY FACILITIES

THIS SECTION DEALS WITH THE LAYOUT, DESIGN AND PROVISION OF SANITARY FACILITIES.

PERFORMANCE OBJECTIVE

The provision of sanitary facilities shall be appropriate for the size, function, occupancy and use of the building such that all users are able to access conveniently located and appropriately designed sanitary facilities on every building level regardless of gender, age, physical ability and / or mental capacity. The requirements set out below are only applicable where the provision of toilets are required such as in offices, retail premises and other publicly accessible buildings.

4.5.1 MANDATORY PROVISIONS

Sanitary accommodation will satisfy the performance objectives if:

GENERAL

- 1. In multi-storey buildings the location of toilets is consistent on each floor.
- 2. In buildings where there is only space for one toilet it is of a wheelchair accessible unisex type and wide enough to accommodate a standing height wash basin.

- 3. At each location where sanitary facilities are provided for use by customers, visitors or users at least one wheelchair-accessible unisex toilet is provided.
- 4. Separate sex toilet accommodation includes at least one WC cubicle for use by ambulant disabled people.
- 5. Where four or more WC cubicles are provided in separate sex toilet accommodation one enlarged cubicle (for use by people who need extra space in addition to 4.5.1 General (4) is provided.
- 6. One wheelchair accessible unisex toilet is provided as close as possible to the entrance and / or waiting area of the building.
- 7. It is located on accessible routes that are direct and obstruction free.
- 8. Any wheelchair user does not have to travel:
 - a) more than 40m on the same floor.
 - b) more than a combined horizontal distance of 40m where the unisex toilet accommodation is on the floor immediately below or above the point of origin.
- 9. Changing Places toilets are provided in large public buildings in addition to standard accessible WC's.
- 10. Where prayer washing facilities are provided they are accessible to vulnerable users.
- 11. In residential apartments an accessible WC is provided at the same level as the entrance and drainage provision is made for the retrofitting of a shower.
- 12. Provision is made for the retrofitting of a hoist way between the principle bedroom and a bathroom, designed or convertible as item (11), in residential apartments.

WHEELCHAIR-ACCESSIBLE UNISEX TOILETS

- 1. The arrangement of fittings and minimum overall dimensions comply with Figure 28. Where it is the only toilet available the internal width is increased to 2000mm.
- 2. The arrangement and height of fittings comply with Figure 29 and Figure 30 as appropriate.
- 3. An emergency assistance alarm is provided which is activated by an easily identifiable pull cord reachable from the WC and from the floor close to the WC. The alarm sound should be easily distinguishable from the fire alarm sounder. The pull cord is coloured red, located as close to the wall as possible and has 2 red 50mm diameter bangles.

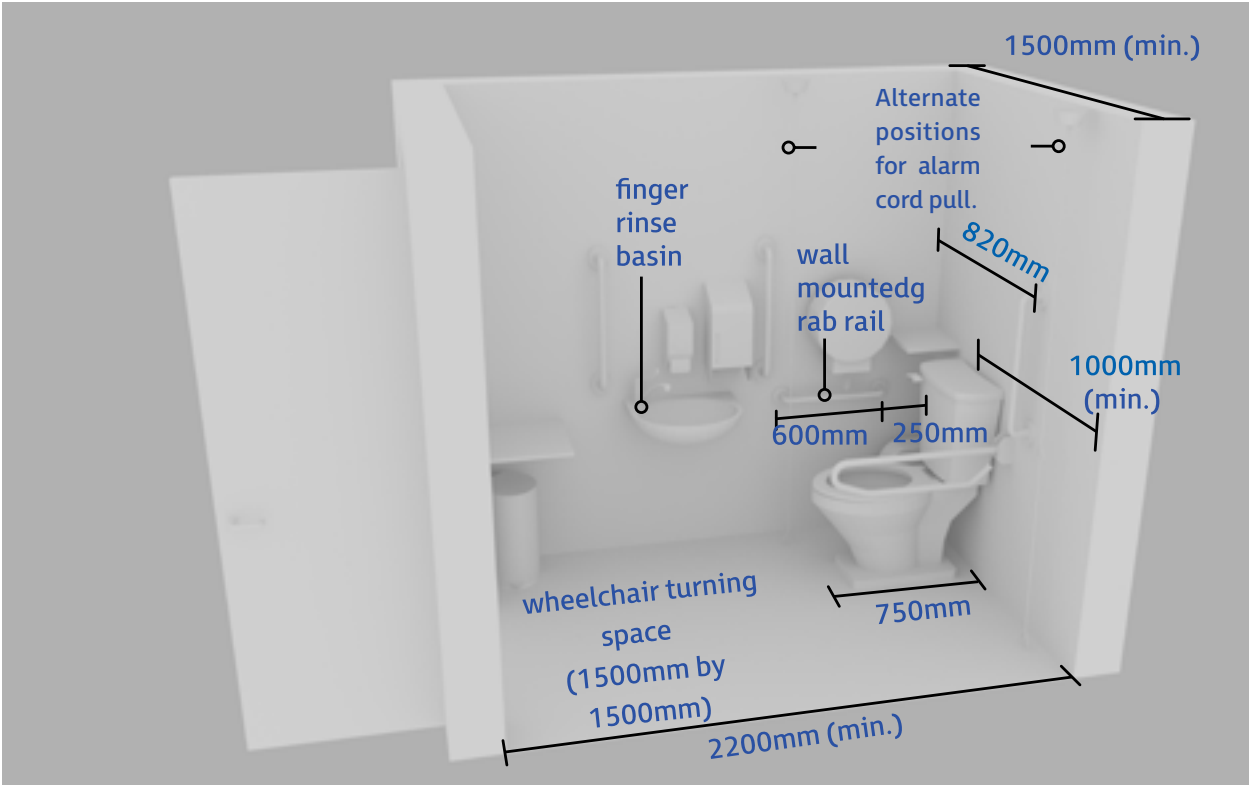
One bangle is set 100mm above finished floor level and the other is set between 800mm and 1000mm above finished floor level.

4. The emergency assistance alarm activates a visual and audible sounder that can be easily seen and heard by people in the vicinity and activates an alarm signal at a staffed area of the building.

5. Visual and audible indicators are provided within the compartment to confirm that the emergency call has been received. Alarm reset controls are provided within the compartment – reachable from the WC or wheelchair.

A visual fire alarm signal is provided above the door within the compartment in addition to the audible sounder.

- 6. Wheelchair manoeuvring and transfer space is not restricted by the positioning of heat emitters.
- 7. WC pans conform to BS EN 997:2012 with respect to critical dimensions in order to allow the use of a variable height seat riser. WC cistern flushing mechanisms are located on the open or transfer side of the space, irrespective of handing. WC pan supplier to confirm whether their products are compliant with the BS standard or equivalent.
- 8. For cleaning purposes a self-closing water spray head connected by a flexible hose is positioned beside the WC in a location that is reachable when seated.



Note: Where the horizontal support rail on the wall adjacent to the WC has its centre line 400mm from the centre line of the WC there is no requirement for an additional drop down rail.

Figure 28 / Unisex wheelchair-accessible toilet with corner WC