



## Clark County Department of Building & Fire Prevention

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<b>Division:</b>	Plans Examination	<b>Code Interpretation</b>	BP-CI-032
<b>Subject:</b>	TOILET FACILITIES ACCESSIBILITY	<b>Effective Date:</b>	05/01/2007
<b>Code:</b>	BAC 22.02.040	<b>Reviewed Date:</b>	01/08/2014

### A. CODE REQUIREMENT

**BAC Section 22.02.040 States that** “ Building, structures and their building service equipment to which additions, alterations and repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this Chapter.”

### B. INTERPRETATION

This interpretation is provided to clarify when toilet facilities in an existing building with a proposed remodel and/or addition must meet accessibility and/or minimum fixture counts.

1. If a proposed partial remodel does **not** increase the occupant load, occupancy or use, and the toilet facilities are **included** in the remodel, the toilet facilities must meet the International Building Code Chapter 11 standards, but not Chapter 29, Minimum Plumbing Fixtures requirements. If the toilet facilities are **not included** in the remodel, they may remain as originally constructed.

If the proposed partial remodel is substantial (over 50% in area), then one toilet facility for each sex must comply with the International Building Code, Chapter 11 standards, but not Chapter 29 requirements.

**Exception:** If it is structurally impractical for one toilet facility for each sex to be in compliance, then one unisex toilet facility must comply with International Building Code Chapter 11.

2. If a proposed addition does **not** change the occupancy or use, but **increases** the occupant load, and the toilet facilities are located in the proposed addition, the toilet facilities must meet the International Building Code, Chapter 11.

If the proposed addition does **not** include toilet facilities, then the existing toilet facilities must be remodeled so that one toilet facility for each sex complies with the International Building Code, Chapter 11 standards.

The existing fixtures should be evaluated for capacity based on Chapter 29, Minimum Plumbing Fixtures requirements. If the existing toilet facilities are substantially less than required by the standard, new fixtures shall be added to meet the requirements.

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3. If a proposed remodel **increases** the occupant load by a change of occupancy or use, and the toilet facilities are **not** included in the remodel, no change shall be made unless the building complies with the requirements for the new occupancy or use per Clark County Building Administrative Code, Section 22.02.550 (c). The requirements of the International Building Code, Chapter 11 and Chapter 29, Minimum Plumbing Fixtures would apply.

**Revision History:**

<b>POLICY #</b>	<b>TITLE</b>	<b>Effective Date</b>	<b>Revised</b>	<b>Reviewed</b>
PE-CI-BAC-017	Toilet Facilities Accessibility	May 1, 2007		
BP-CI-032	Toilet Facilities Accessibility			August 15, 2008
BP-CI-032	Toilet Facilities Accessibility			January 8, 2014

Approved by:

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