



Building Codes and Standards Unit - Plan Review Section

PLAN REVIEW POLICY

PR-07

Separate Facilities

10/27/16

Based on the 2015 Minnesota State Building Code

Background:

2012 IBC Section 2902.2 (MN Rule 1305.2902) Separate facilities - requires, with few exceptions, that when plumbing fixtures are required per IBC Table 2902.1, then separate facilities shall be provided for each sex and that the facilities be designated by approved signage for each sex (IBC Sec.2902.4). It is unclear by this provision whether that means separate designated facilities (restroom and/or bathing) are required for ALL required fixtures or whether as long as one designated male and one designated female facility is provide the remainder can be designated usable by either sex; commonly referred to as unisex or single-user non-specific sex designated. Most health care facility designs provide multi-fixture separate designated facilities for the primary public area (lobby, waiting room, day room), but then provide non-sex specific single-user facilities dispersed throughout the remainder of the building usable by both staff and the public. CCLD building Plan Review has routinely accepted this design provided that the minimum total number of required fixtures are provided. More and more occupancies are requesting a similar design strategy and therefore the need for a formal CCLD Building plan Review policy is needed.

Policy:

For the purposes of the application of IBC Sec. 2902.2 (MN Rule 1305.2902) where separate facilities are required, not less than 50% of the required number of fixtures shall be located in facilities designated by a legible sign in accordance with IBC 2902.4 for each sex and be located in accordance with IBC Sec. 2902.3.2. All other required fixtures shall be permitted to be located within single-user toilet or single-user bathing facilities designated by a legible sign in accordance with IBC 2902.4 indicating usage by either sex.

Note: To be used in accordance with the attached, "Plan Review Policies"