

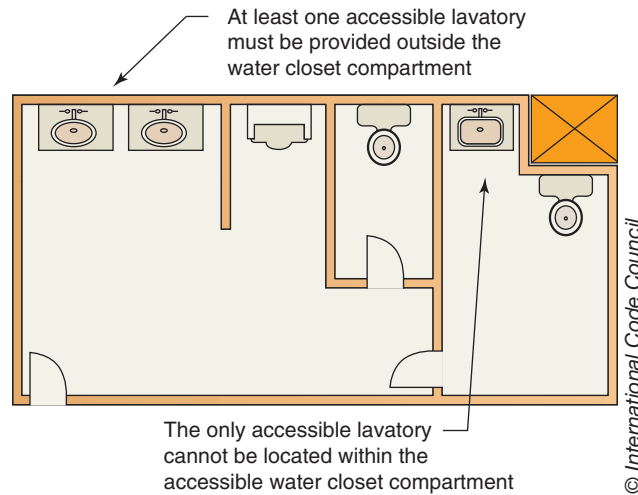
# 1109.2.3

## Accessible Lavatories

**CHANGE TYPE:** Modification

**CHANGE SUMMARY:** In order to prevent the placement of the only accessible lavatory within an accessible stall where it would not be available to all users, the required accessible lavatory must now be located in a common area of the toilet room or bathing facility.

**2015 CODE: 1109.2.3 Lavatories.** Where lavatories are provided, at least 5 percent, but not less than one, shall be accessible. Where an accessible lavatory is located within the accessible water closet compartment at least one additional accessible lavatory shall be provided in the multi-compartment toilet room outside the water closet compartment. Where the total lavatories provided in a toilet room or bathing facility is six or more, at least one lavatory with enhanced reach ranges shall be provided.



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An accessible lavatory must be available to all users

**CHANGE SIGNIFICANCE:** To ensure that the accessible lavatory is available to all users of the toilet room at any time the room is open, it is now stated that an accessible lavatory must be located outside of a water closet compartment. If the only accessible lavatory is placed within one of the toilet compartments (including the wheelchair-accessible compartment), then others in the bathroom would not have access to that lavatory when the stall is in use.

The modification does not prevent the inclusion of an accessible lavatory within the accessible water closet compartment, but it would simply mandate that at least one accessible lavatory be located where it is available without going into a water closet compartment. The A117.1 standard is conceptually equivalent in regard to the turning space within the restroom. Section 603.2.1 of the standard prohibits the required turning space from being located within a toilet compartment. Including this requirement in the code coordinates the IBC with the requirements found in Section 213.3.4 of the ADA.



This excerpt is taken from ***Significant Changes to the International Building Code®*, 2015 Edition**.

Significant Changes publications take you directly to the most important changes that impact projects. Key changes are identified then followed by in-depth discussion of how the change affects real-world application. Photos, tables and illustrations are included to further clarify application. Available for the IBC, IRC, IFC and IPC/IMC/IFGC, the Significant Changes publications are very useful training and review tools for transitioning to a new code edition.