



Design Standard Restroom General Requirements

Purpose:

SSFUSD's restroom design standard is intended to achieve restrooms that are clean in their appearance, well lit and aesthetically pleasing. The overall design and function of the restrooms shall be consistent throughout the District to provide easy and intuitive operating systems while realizing cost effective maintenance solutions.

The standardized fixtures, accessories and toilet compartments were selected with aesthetic appeal, durability, ease of operation, warranty, maintainability and parts availability in mind. In addition, whenever possible, products and manufactures have been selected to support the District's commitment to energy efficiency and sustainability.

Design Standard:

A. Toilet Room General Design Guidelines

- 1) Design for high-use, high-humidity environment for ease of maintenance and cleaning.
- 2) Provide isolation valves behind locked access panels for each toilet room.
- 3) Each toilet room fixture is to have shut-off valves. Locate them behind locked access panels.
- 4) Toilet rooms shall be provided with recessed wall hydrant type keyed hose bib. See specified product later in this section.
- 5) Janitor sinks shall be provided on all floors.
- 6) Floors shall be sloped to drain. Do not exceed CBC and ADA requirements for maximum 2% floor slope or maximum plumbing fixture heights. Provide minimum clearances under plumbing fixtures. Design dimensions shall include appropriate construction tolerances.
- 7) Toilet rooms shall be designed with vapor barrier under slab and behind wall wainscoting.
- 8) A/E should include in modernization project specifications the requirement that the contractor clear waste lines all the way to the street connection.

B. Shut-Down and Start-Up

- Contractor shall be responsible for utility system shut-downs and start-ups, including gas, electricity, and water, and for coordination with other agencies and utility companies, such as PG&E. This will include tasks such as, lighting of gas pilots, and resetting of fire alarm system after flow switch work.



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C. Anchors / Hangers

- Use metal anchors and hangers for supporting plumbing fixtures

D. Clean-outs

- New clean-outs shall be designed to be accessible for regular maintenance. Clear space shall be maintained at existing cleanouts to allow access for maintenance.

E. Entries, Signage and Door Hardware

- 1) Entries to restrooms should be well-signed and easily located.
 - a) Each restroom to be numbered and clearly signed, so that the room can be easily found. Refer and conform to Section 10 14 16 Design Standard Signage.
- 2) The Door hardware delineated in the Design Standards ensure:
 - i) that Student multi-stall restrooms remain unlocked except when locked by maintenance or security personnel;
 - ii) that staff single stall restrooms remain locked at all times and indicate clearly when the room is occupied.
 - iii) Entry doors require a kick plate to protect the door veneer from scratching, gouging and other damage from custodial carts that will be pushed into the restroom daily.
- b) Door hardware should conform to Section 08 70 00 Design Standard Door Hardware.

F. Walls, Floors and Ceilings

- 1) When designing the renovation of an existing restroom, which has often been in service since the 1960's or before, do not plan on reusing any components; gut and replace everything, down to the wall studs.
- 2) SSFUSD has established a restroom appearance standard that includes ceramic tiles on walls and floors, and painted hard lid ceilings.
 - a) For the ceramic tile walls and floors, the design intent is for bright, clean-looking restroom walls and floors. Refer and conform to Section 09 30 13 Design Standard Ceramic Tiling.
 - b) The 6" band of painted gypboard wall and the hard lid ceiling are to be painted a Dunn Edwards off-white in a semigloss finish. Refer and conform to Section 09 91 23 Design Standard Interior & Exterior Painting Guidelines.
 - c) Specify a marble threshold at the entry door to separate the different flooring materials inside (ceramic tile) and outside (normally resilient flooring). Crema marfil marble is one available product; however, any light-colored (white to beige) marble is acceptable.



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G. Toilet Compartments

- 1) Bobrick is SSFUSD's preferred vendor of toilet compartments because of their superior products and commitment to sustainability. For Elementary Schools use Bobrick 1080 'DuraLine Series' Solid Phenolic Toilet Partitions. For Middle Schools and High Schools use Bobrick 1090 'Sierra Series' Solid Color Reinforced Composite Toilet Partitions:

The Sierra line offers important features that help to maintain a clean, pleasant and easily maintained environment:

- They are made of solid integral material that is aesthetically pleasing and relatively thin while retaining strength.
- They are graffiti, fire, impact and scratch resistant.
- They can be repaired using easily obtainable materials (Crayola™ crayon – Shadow color).
- Included is an institutional hardware package that includes continuous hinges for strength and durability, and allows for easy stall shutdown procedures from the outside.
- In addition, the Sierra series contains recycled content, local regional materials, rapidly renewable and low-emitting materials, which conform to SSFUSD's commitment to sustainability and indoor air quality.

- 2) Refer and conform to Section 10 21 13 Design Standard Toilet Compartment.

H. Lighting

- 1) SSFUSD's design intent is to provide restrooms that are clean and well lit.
 - a) Create a lighting design that provides consistent and adequate lighting throughout the restroom.
 - b) Try not to place lighting in such a manner that it illuminates the shadows under eyes or causes glare.
- 2) Provide appropriate placement and access of light fixtures for quick and easy maintenance removal or replacement of lamps and ballasts. Consider what is involved for someone to access a fixture to change a lamp or ballast.
 - a) Lighting should be placed on the ceiling in an open space, in the middle of the restroom to ensure quick and easy access to the fixture. The toilet partitions are generally floor-mounted, leaving lots of ceiling space in the middle of the room for light fixtures that can illuminate the stalls as well as the circulation area.



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- i) **Do not** place light fixtures over toilets or inside partitioned areas. The access is too difficult and time consuming for maintenance and lamp/ballast removal and replacement.
- b) Select equipment that can be easily maintained by one person using only their hands.
 - i) **Do not** specify light fixtures that require tools to remove/replace the lenses and lamps.
- c) Install motion sensors for restroom lighting control to save energy and provide flexibility for restroom use after hours.
 - i) Specify a style that will be able to “see” motion in as many areas of the room as possible, including to the extent possible the areas within the toilet partitions; this is likely to be a ceiling-mounted sensor (or 2) in multi-stall restrooms.
 - ii) A wall switch/sensor combination may suffice in a single stall restroom.
 - iii) Specify a time delay on the motion sensor of 30 minutes, so that someone using the facilities isn’t left in the dark.

I. Plumbing Fixtures

- 1) Specify white porcelain, wall-mounted sinks, toilets and urinals.
- 2) Install a hose bibb in each restroom.
- 3) Refer and conform to Section 22 07 14 Design Standard Plumbing Fixtures.

J. Plumbing Isolation Valves

- 1) Plumbing isolation valves shall be installed for each restroom, to be located in an access panel of no less than 8” x 8” clear for ease of access, and preferably inside the restroom itself.

K. Accessories

- Refer and conform to Section 10 28 13 Design Standard Toilet Accessories.
- Towel Dispensers and Waste Containers: By placing the waste container relatively close to the door, it will be easy for users to place their used towels in the container. This avoids waste on the floor by the door, which so often occurs when there is not a waste container at that location.
- Soap dispensers are to be wall-mounted, between mirrors, above the sink. Dispensers shall be mechanically fastened; in no instance is a tape-mounted installation method acceptable.



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Substitutes Allowed?

Yes, if performance and quality equivalency can be evidenced.

Associated Design Standards and Construction Specifications

- o Section 08 70 00 Design Standard Door Hardware
- o Section 09 30 13 Design Standard Ceramic Tile
- o Section 09 91 23 Design Standard Interior Painting
- o Section 10 14 16 Design Standard Building Informational Signage
- o Section 10 21 13 Design Standard Toilet Compartments
- o Section 10 28 13 Design Standard Toilet Accessories
- o Section 22 07 14 Design Standard Plumbing Fixtures

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