



**BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2014 LACBC**

**#135
2902
Article 1
01-26-15
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MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

The following policy establishes a method of determining the minimum number of required plumbing fixtures for various occupancies for new construction, as well as, additions and alterations to existing facilities. According to Section 2901 of the Building Code (BC), all plumbing systems shall comply with the Plumbing Code (PC) and Section 1210.1 of the BC requires the number and type of plumbing fixtures provided in any occupancy to comply with the PC. The number of required plumbing fixtures for men and women shall be located in separate toilet rooms or toilet facilities.

Section 422.0 and Tables 422.1, 4-2, 4-3, and 4-4, and Table A of Chapter 4 of the PC shall be used in determining the minimum number of required plumbing fixtures. Table 422.1 applies to all occupancies, while the remaining tables apply to the specific occupancies governed by the adopting State agencies (see Chapter 4 Matrix Adoption Table in the PC).

For occupancies not listed in Table 422.1 of the PC, the number of required plumbing fixtures shall be determined by the Administrative Authority, as stated in Section 422.1 of the PC or Section C below.

When determining the minimum number of required plumbing fixtures in accordance with Sections A, B, and C, below, Section D shall apply in addition to these requirements as applicable.

Each building or structure shall be provided with toilet facilities for employees and customers. Requirements for customers and employees shall be permitted to be met with a single set of restrooms accessible to both groups.

Plumbing fixtures located in unisex (family, single-user, or assisted-use) toilet rooms or facilities are permitted to be included in the number of required plumbing fixtures for either male or female occupants. In determining the number of plumbing fixtures, each unisex toilet room shall be counted as male or female, but not both.

A. New Buildings

1. Calculate the occupant load using Table A of the PC.
2. Determine the number of required plumbing fixtures based on the PC Chapter 4 Tables or Section C below.

B. Existing Buildings

1. A Change of Occupancy per Section 3408 of the BC resulting in an increase of the occupant load per Table A of the PC shall comply with the minimum number of required plumbing fixtures per Table 422.1 for new buildings.

2. If the alteration does not increase the occupant load based on Table A and has the same occupancy classification (this may include a change in use), then the alteration in the tenant space may maintain their existing number of plumbing fixtures.
3. Moved Structures shall comply with Section 3410 of the BC and shall provide a minimum number of required plumbing fixtures as a new building per Chapter 4 of the PC and this policy.
4. Alterations or additions of toilet facilities only – alteration to existing toilet facilities or additional toilet facilities are made without any further alteration or addition to the building, the total number of existing plumbing fixtures shall be maintained without complying with the minimum number of required plumbing fixtures of Chapter 4 for new construction, provided the alteration to the toilet facility is made to comply with disabled access requirements of Chapter 11B. Toilet facility complying with the construction requirements noted in Section 1210 of the BC (without complying with the minimum number of required plumbing fixtures) shall be permitted, provided the additional toilet facility is made to comply with disabled access requirements of Chapter 11B.
5. Additions and alterations that increase the existing occupant load based on Table A may use one of the following options:

Option I

- a) Calculate the occupant load of the addition and/or area of alteration for each occupancy classification based on Table A of the PC.
- b) Determine the number of required plumbing fixtures for each occupancy classification using the applicable Tables in the PC.
- c) Provide the total number of required plumbing fixtures within the addition and/or altered area.

Option II

- a) Calculate the total occupant load of each occupancy classification in the entire building, including the non-altered portion of the building, area of alteration and the new addition based on Table A of the PC.
- b) Determine the minimum number of required plumbing fixtures for each occupancy classification from the applicable tables in the PC.

- c) Where required, provide additional plumbing fixtures in addition to the existing fixtures to meet the total number determined in Section B above.

Option III

- a) Calculate the occupant load of the addition and/or alteration based on Table A of the PC.
- b) Determine the number of required plumbing fixtures for the addition and/or alteration from the applicable tables in the PC.
- c) Determine the number of required plumbing fixtures for the non-altered portion of the existing building based on the PC or BC under which the building was permitted.
- d) Where required, provide additional fixtures equal to overage of the required fixtures in Part "b" over Part "c".

C. Guidelines for Occupancy and Uses Not Listed In Table 422.1 of the PC

1. **Financial institutions (banks, credit unions, etc...)** similar to facilities in mercantile and business occupancies serving customers, Section 422.4 of the PC allows a single set of restrooms to be available to both customers and employees. However, and in many occasions, financial institutions and similar uses opt not to provide restroom facilities for their customers within the bank premise for obvious security reasons and, instead, provide restrooms only for their employees in a remote and inaccessible location to their customers. When such request is made, the availability of restrooms for the public may be waived.
2. **Hotels and Motels**
 - a) Minimum required restroom facilities at lobby area should contain one toilet fixture for each sex.
 - b) For lounge, bar, and restaurant areas and conference rooms that serve food or drinks, use Item 2 of Group A in Table A of the PC to determine the occupant load and use Group A-2 in Table 422.1 of the PC to determine the minimum required plumbing fixtures.
 - c) Hotel guest rooms are required to have one toilet facility in each sleeping unit. (Based on Group R-1 of Table 422.1)
 - d) For conference rooms, ballrooms, meeting, and gathering areas that do not serve food or drinks, use Item 1 of Group A (convention halls) in Table A of the PC to determine the occupant load and use Group A-3 in Table 422.1 of the PC to determine the minimum required plumbing fixtures.

3. Shell buildings. The following guidelines shall be used to determine the number of plumbing fixtures and size of sewer and water lines required:
 - a) Calculate the occupant load based on the projected use and occupancy of the building per Table A of the PC.
 - b) Determine the required number of fixtures using the appropriate tables of the PC.
 - c) Although restrooms need not to be shown on floor plans, a determination of the size of sewer and water lines based on the total number of plumbing fixtures per Item b is required and must be shown on the approved plumbing and building plans.

D. Additional Requirements

1. In multistory buildings, Section 422.4.1 of the PC requires that accessibility (meaning availability) of the plumbing fixtures shall not exceed one vertical story.
2. Fixtures available only to private offices shall not be counted to determine compliance.
3. In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes. Business occupancies shall include uses such as food establishments and any other business of commerce. Additionally, for offices, the occupant load factors to be used in calculating the total occupant load for this provision shall be 100 gross based on Table 1004.1.2 of the BC.
4. In occupancies serving ten or fewer people, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes.
5. In existing buildings, the required number of new plumbing fixtures that serves both employees and customers (public), may be provided in existing toilet facilities, when the toilet facilities are always accessible to and from the addition or area of alteration.
6. Access to public restroom facilities (for the customer) shall not be through areas designated "for employee use only".
7. Accessibility Requirements for Persons with Disabilities:
 - a. New Facilities - When new facilities are provided, they must comply with disabled access regulations of Chapters 11A and 11B of the BC.

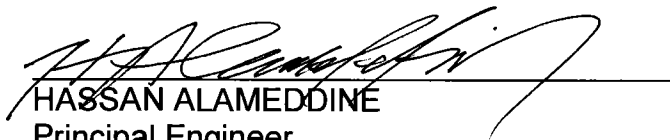
- b. Existing Facilities - When the existing facility is to be used in determining the overall required plumbing fixtures count (for both proposed addition and existing area), the existing facilities must comply with the disabled access regulations of Chapters 11A and 11B of the BC.

Supersedes BCM 2902 Article 1 Dated 1-18-2013.

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