

# GUIDE

## ACCESSIBLE WASHROOM DESIGNS

### GUIDE OVERVIEW

This guide is intended to assist the applicant with their drawing requirements for a building permit application. This is only an example of the information required for a drawing set submission, and is not intended to be reproduced for a building permit application.

### GENERAL REQUIREMENTS

This is a general list consolidating common requirements compiled for information only and should not be considered a complete list.

- Applicant to engage a professional when preparing drawings for this application.
- Substandard drawings will not be accepted.
- Permit drawings must provide sufficient information to describe the full scope of work.
- Submissions are required to comply with the latest version of the British Columbia Building Code and applicable City of Coquitlam bylaws and regulations.
- All drawings are to be neat, to scale and of draftsman quality.
- Metric or Imperial standard may be used, but not mixed.
- Agent Authorization Form (if applicable).

### PERMIT SPECIFIC REQUIREMENTS

- Three (3) complete sets of drawings minimum format 24" x 36" at a scale of 1/4"=1'.
- Site Plan at a scale of 1/8"=1'.
- Land Title Document
- Plumbing Permit(s) may be required.

### FEES

Based on the value of work proposed, fees outlined in the City of Coquitlam's [Fees and Charges Bylaw](#) will be collected as follows:

- 25% of the permit value when the application is made.
- Balance of the permit value when the permit is issued.

## INSPECTIONS

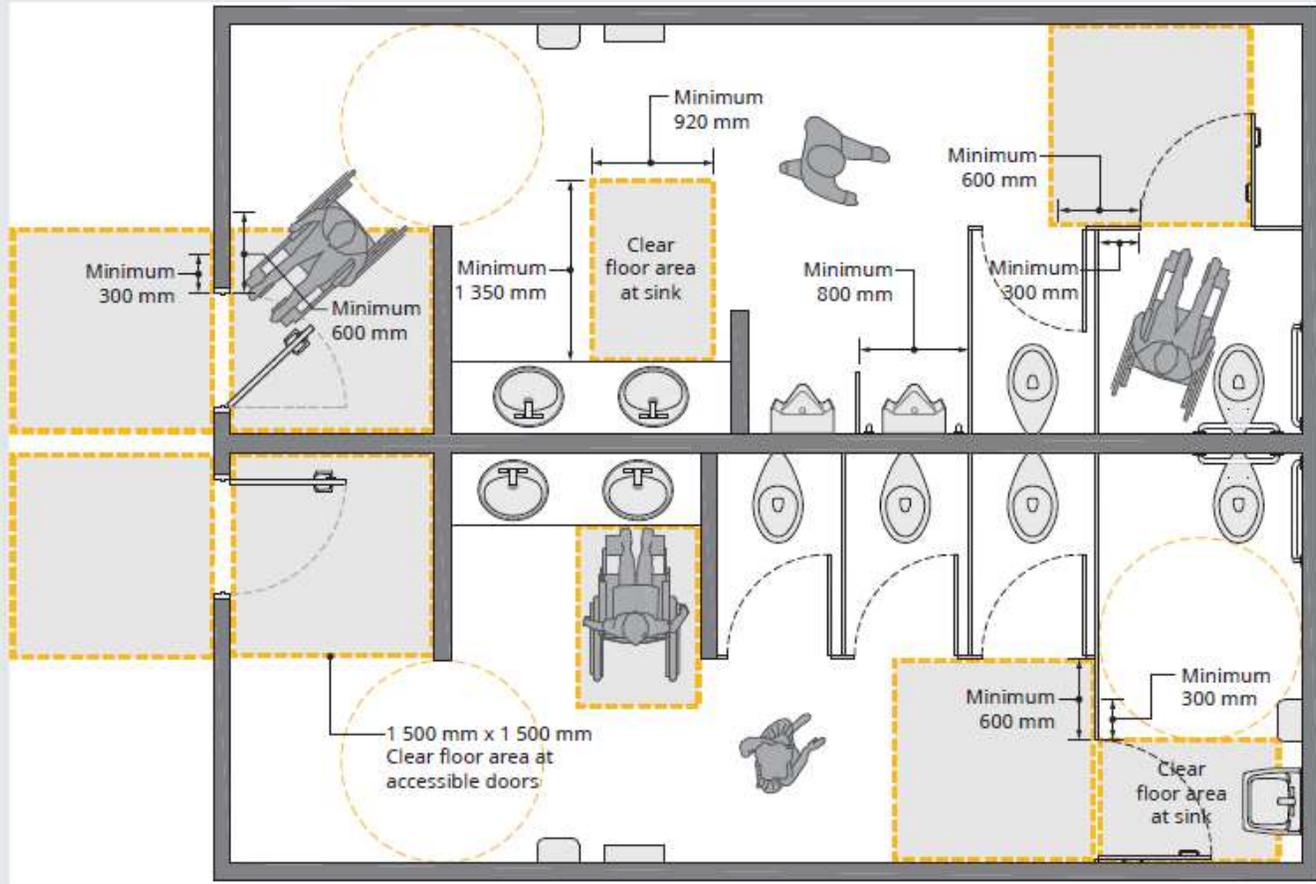
Complete information on inspections can be found on our [Inspections page](#).

- Buildings and/or structures requiring a building permit will also require inspections performed by City Building Officials.
- Plumbing permits for new plumbing systems and services will require inspections by City Plumbing Officials.

**SEE THE FOLLOWING PAGES FOR EXAMPLES FROM THE BUILDING ACCESSIBILITY HANDBOOK**

**This information is provided for convenience only and is not in substitution of applicable City Bylaws, Provincial or Federal laws and regulations. Always refer to official documents. The City is not responsible for errors found in copies or alterations of this document.**

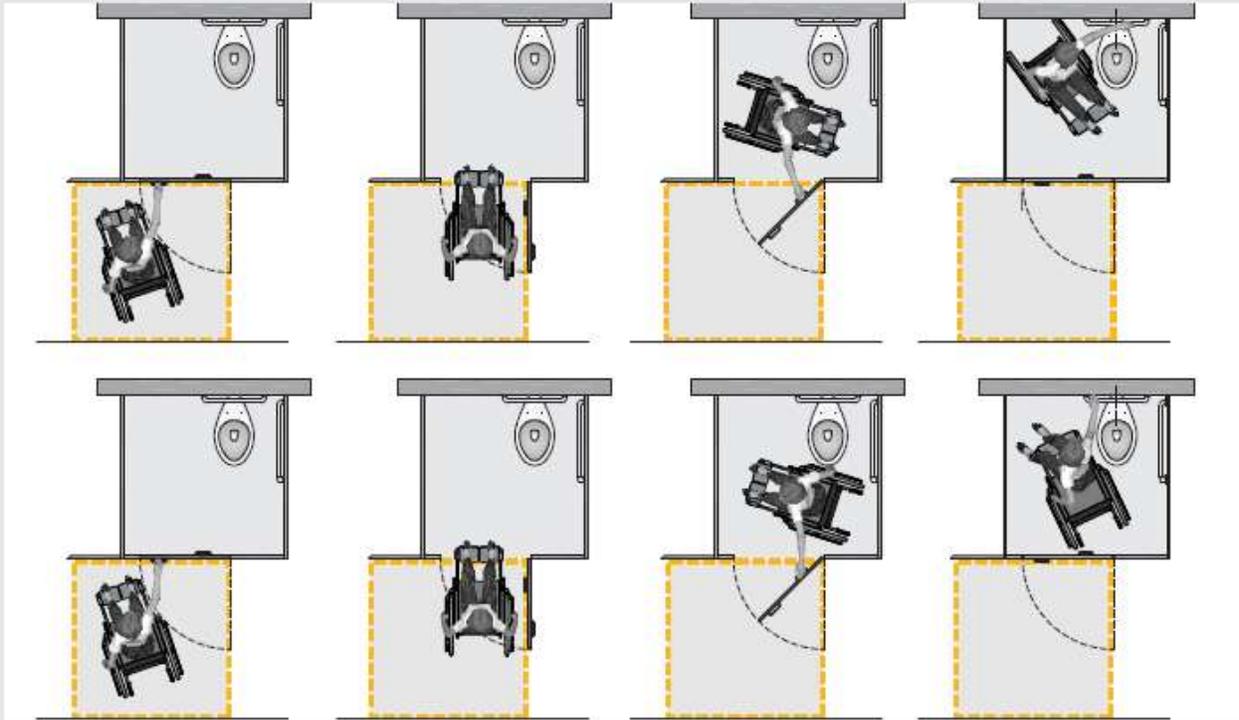
Within a washroom, enough space is required to allow people using wheelchairs to move freely to and from various accessible fixtures. Figure 3.8.3.11.-A shows an acceptable washroom layout.



**Figure 3.8.3.11.-A**  
**Washrooms**

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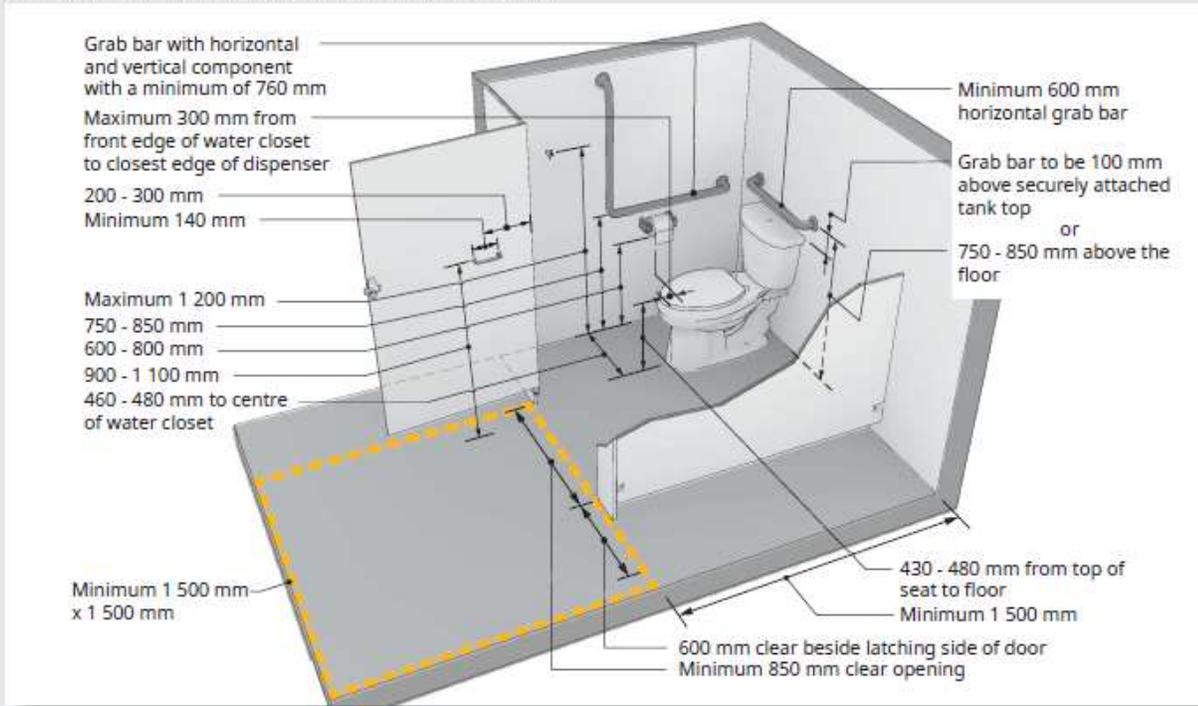
The Code requires accessible water closet stalls to allow for transfer from a wheelchair to the water closet from the front, side, or at an angle. Figure 3.8.3.11.-B illustrates a side, or lateral, transfer sequence. The door should be offset from the water closet to assist those that prefer to reverse into the stall. Dividers that do not extend all the way to the floor can provide additional clearances for wheelchair footrests.



**Figure 3.8.3.11.-B  
Transfer Sequence**

The minimum remaining 1020 mm clearance on the non-grab bar side of the stall allows for side transfer to and from the water closet. This clearance is minimal and greater clearance is recommended. It is important that no obstructions such as waste receptacles be in this space.

Figure 3.8.3.11.-C shows water closet stall dimensions.

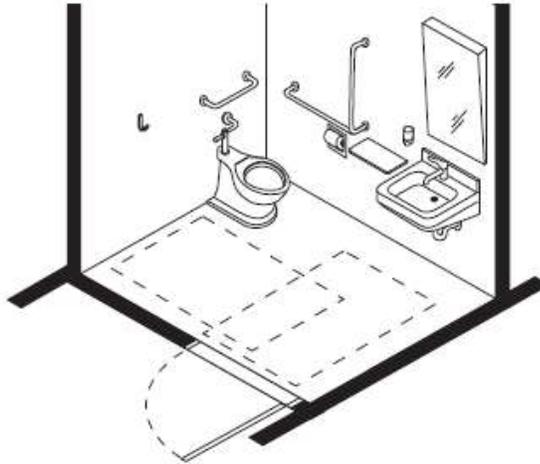


**Figure 3.8.3.11.-C**  
**Water Closet Stall**

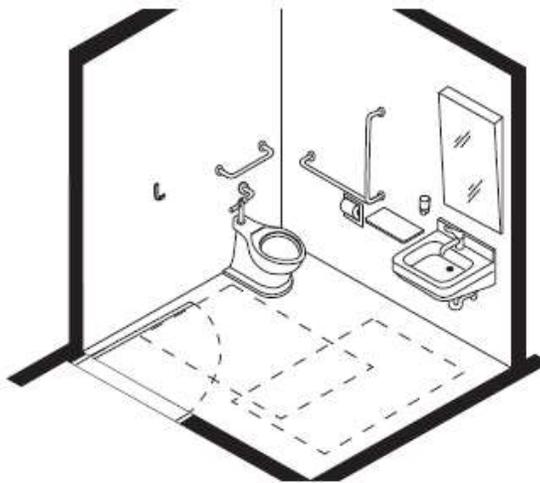
### 3.8.3.12. Universal Washrooms | (See Note A-3.8.3.12.)

**A-3.8.3.12. Universal Washrooms.** Unobstructed areas in front of the lavatory, in front of the water closet and on one side of the water closet are necessary for maneuverability of a wheelchair. Fixtures, including additional fixtures, should be located so as to be useable and also to provide maneuverability for persons using wheelchairs. Wall-mounted fixtures may project into the required floor space, provided that such projections do not restrict the maneuvering space required for persons using wheelchairs. Although power operated and outward swinging doors are preferable for accessibility, manually operated as well as inward swinging doors are also permitted. Figures A-3.8.3.12.-A and A-3.8.3.12.-B show design options that meet the intent of Article 3.8.3.12.

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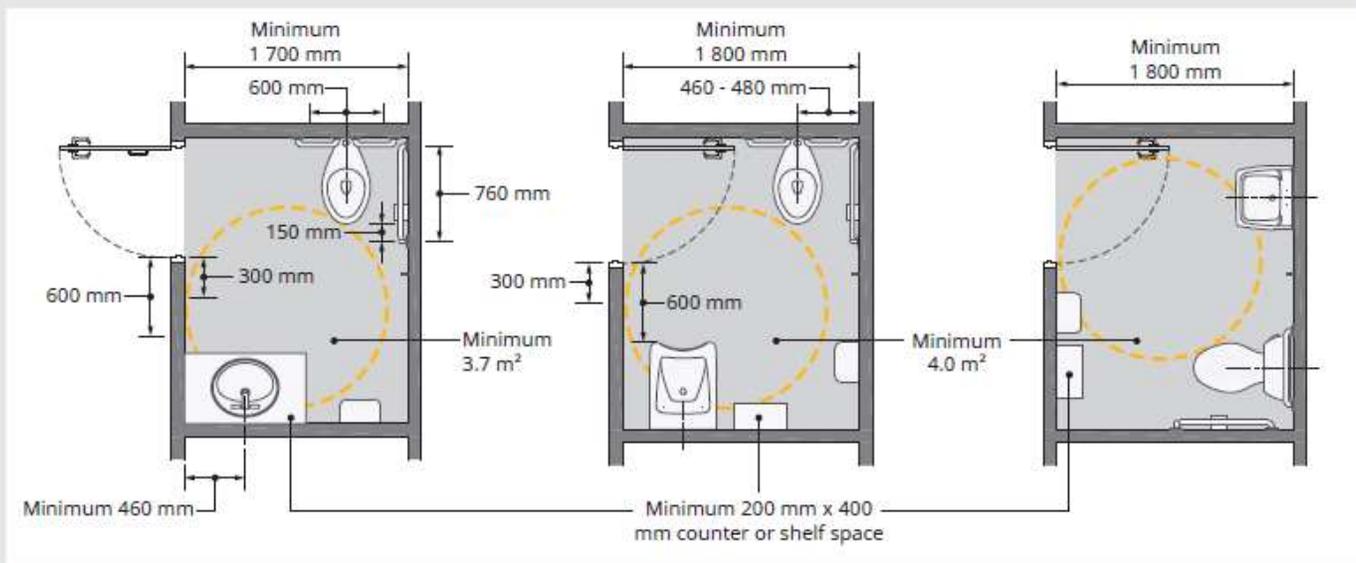
**Figure A-3.8.3.12.-A**  
Universal washroom with outward swinging door



**Figure A-3.8.3.12.-B**  
Universal washroom with inward swinging door

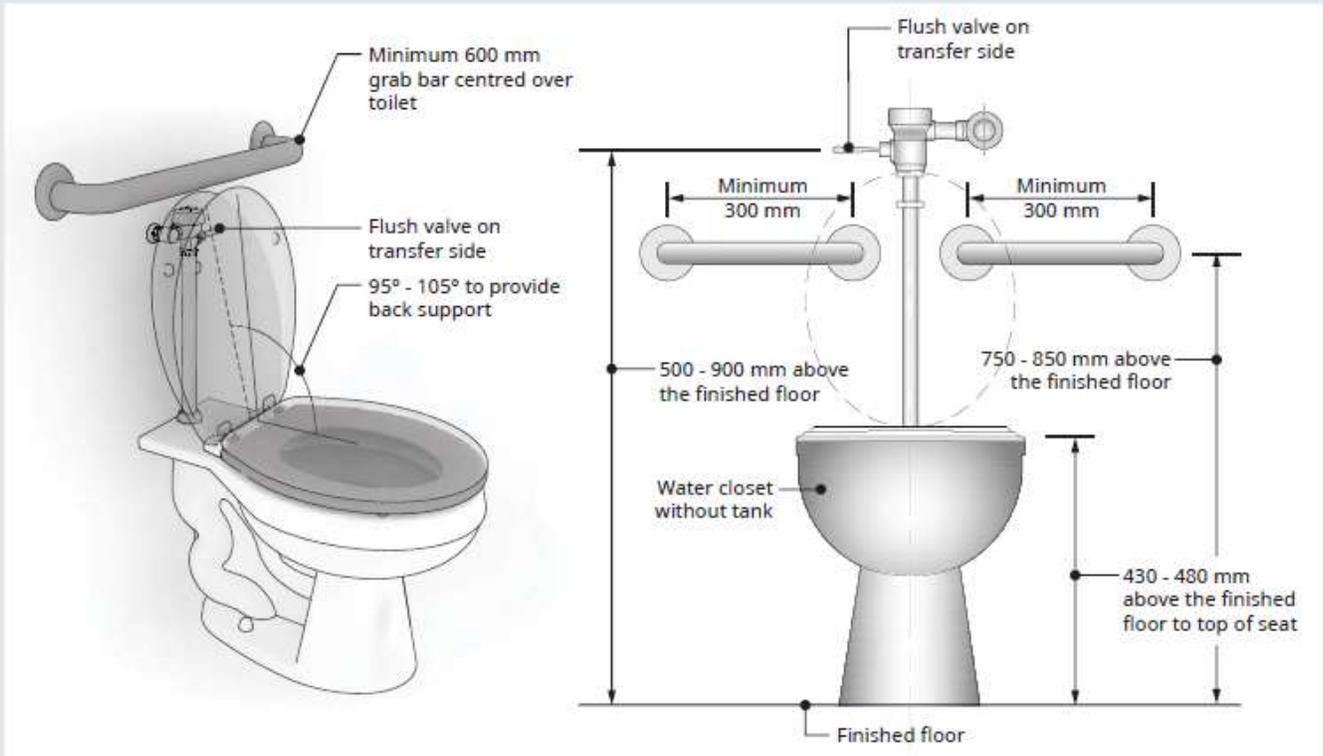
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Figure 3.8.3.12. provides examples of universal washroom layouts. The layouts shown can be altered minimally and still meet the requirements. A great deal of care should be taken with layouts other than those shown and if other layouts are anticipated, the floor area may have to be increased. The first and third designs are preferred because the emergency access to the washroom is less likely to be blocked by a wheelchair.



**Figure 3.8.3.12.**  
**Universal Washroom Example**

Figure 3.8.3.13. shows dimensions for a water closet, controls and grab bars.



**Figure 3.8.3.13.**  
**Water Closet**

A-3.8.3.15.(1)(d) Clearances Beneath a Lavatory.

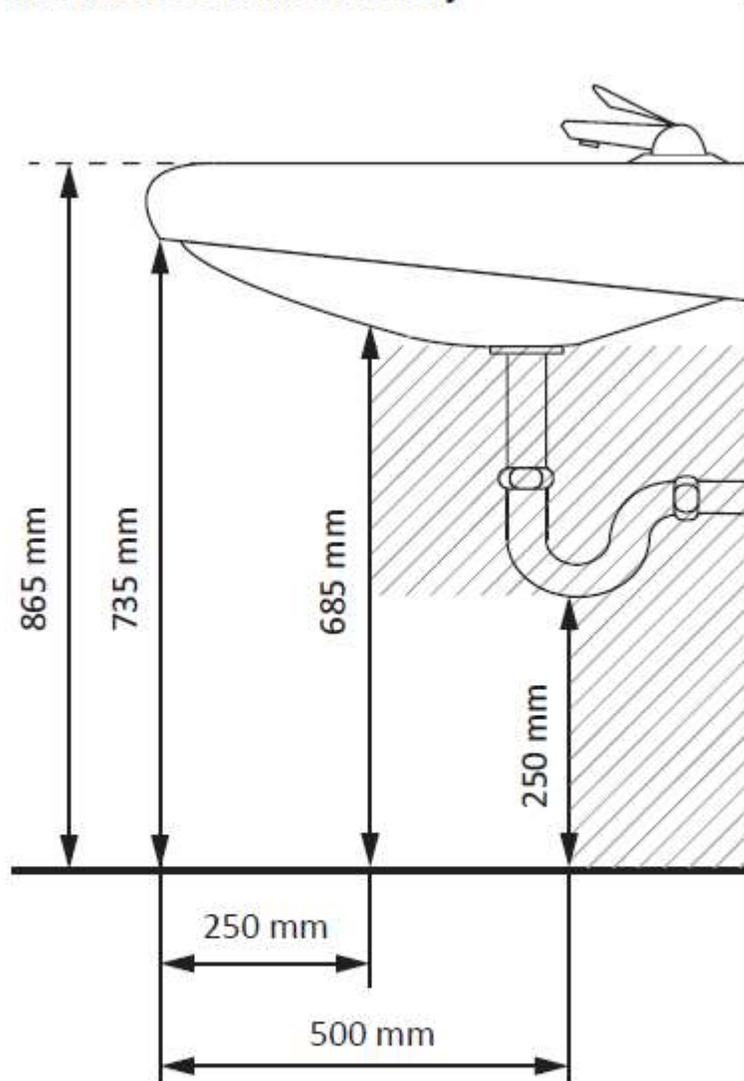
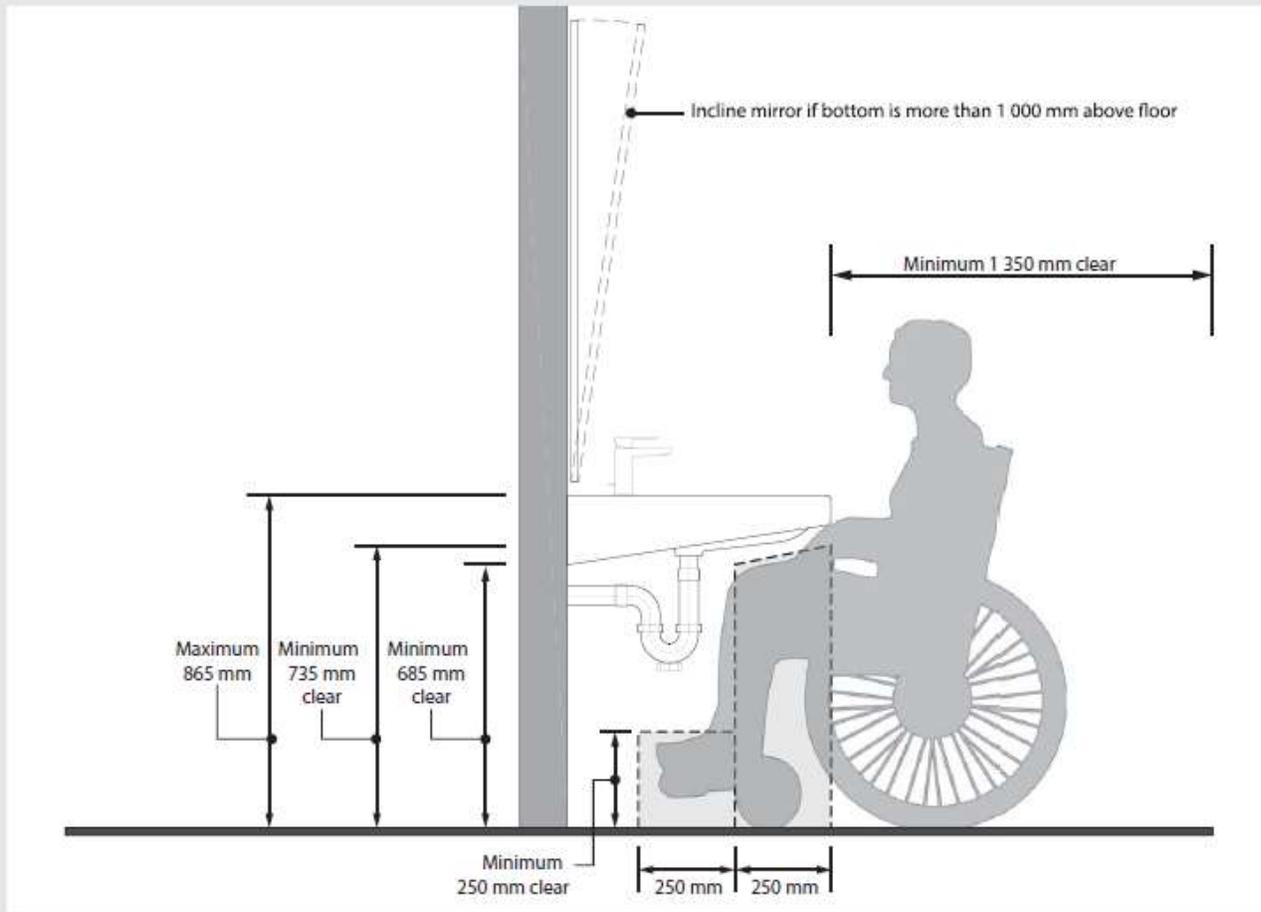


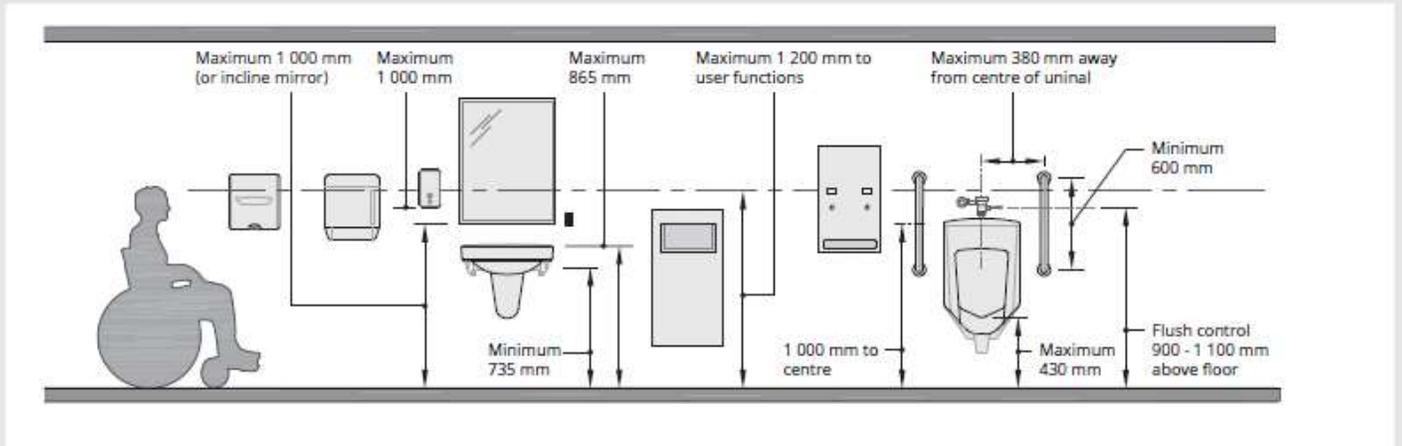
Figure A-3.8.3.15.(1)(d)  
Clearances beneath a lavatory

- e) have insulated water supply and drain pipes where these pipes are exposed (see Note A-3.8.3.15.(1)(e)),



**Figure 3.8.3.15.-A**  
**Clearance Under Lavatory**

When locating accessories consider keeping them near the accessible lavatory. Soap and towel dispensers or air dryers must be close to the lavatory. Consider the process of washing one's hands with soap and drying them with as little maneuvering as possible. Figure 3.8.3.15.-B shows washroom fixture and accessory heights above the floor.



**Figure 3.8.3.15.-B**  
Washroom accessories

- 2) Mirrors required by Sentence 3.8.2.8.(8) shall be
  - a) mounted with their bottom edge not more than 1 000 mm above the floor, or
  - b) fixed in an inclined position so as to be usable by a person using a wheelchair.

**Attributions [F74-OA2]**

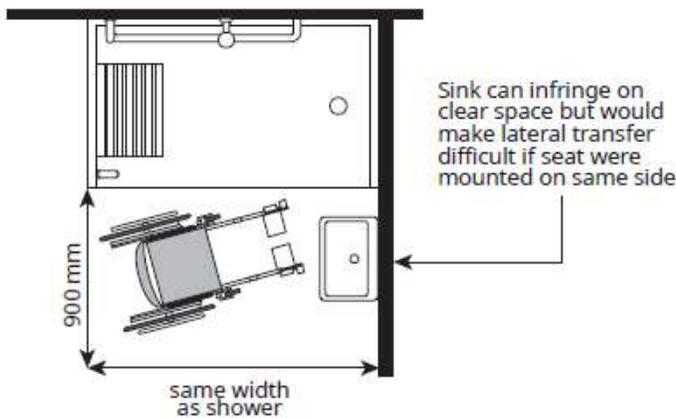
Intent: To limit the probability that people using a manual wheelchair or other manual mobility assistance device will not be able to use a mirror without the assistance of another person.

### 3.8.3.16. Showers

- 1) Showers required by Sentence 3.8.2.8.(10) shall
  - a) have an entrance not less than 1 500 mm wide and be not less than 900 mm deep,
  - b) have a clear floor space at the entrance to the shower that is not less than 900 mm deep and the same width as the shower, except that fixtures are permitted to project into that space provided they do not restrict access to the shower (See Note A-3.8.3.16.(1)(b)).

#### A-3.8.3.16.(1)(b) Clear Space at Entrances to Showers.

The clear space at the entrance to a shower may be encroached upon by fixtures such as a wall hung sink which does not interfere with the leg rests of the wheelchair. However, this sink could restrict movement for persons who need to make a lateral transfer if it were installed at the seat end of the shower.



**Figure A-3.8.3.16.(1)(b)**  
Shower design

#### Attributions [F74-OA2]

Intent: To limit the probability that shower facilities will not be provided for people using a manual wheelchair or other manual mobility assistance device, which could lead to the person being denied access in situations in which regulations call for people to shower, such as swimming pools, saunas, water parks, whirlpools, etc.

Intent: To allow for proper usage by people using a manual wheelchair or other manual mobility assistance device.

#### Attributions (d),(e),(f),(g),(h),(i),(j) [F30-OS3.1]

Intent: (d),(e) To limit the probability that people will slip or fall while using the shower facilities, which could lead to harm.

Intent: (f) To limit the probability that the absence of grab bars will lead to people slipping or falling, which could lead to harm.

Intent: (f) To expand the application of Sentence 3.7.2.8.(1) to accessible showers.

Intent: (f) To limit the probability that a grab bar will have an insufficient resistance to loads, which could lead to the collapse of the grab bar, which could lead to people falling, which could lead to harm.

#### Attributions (g) [F20-OS3.1]

#### Attributions (g) [F80-OH2.3]

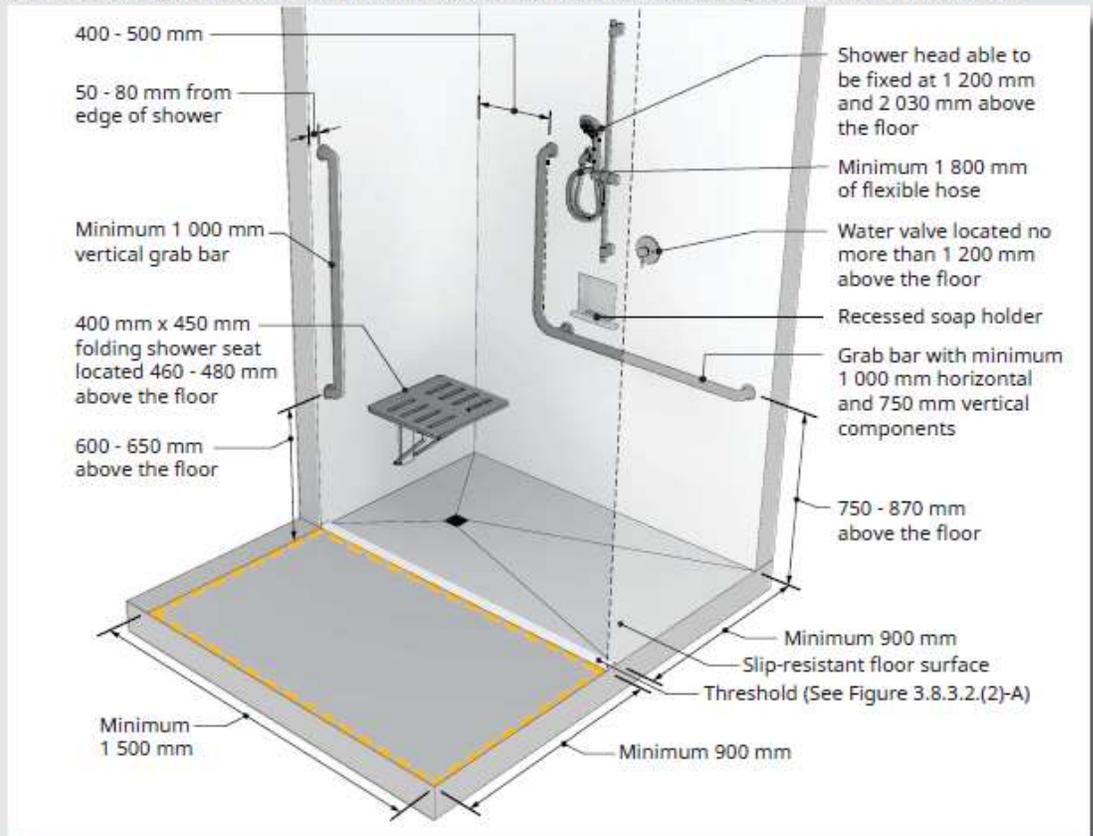
Attributions (g) [F71-OH2.3] Applies to the portion of the Code text: "...v) ... designed to be easily cleaned ..."

#### Attributions (h),(i) [F31-OS3.2]

Intent: To limit the probability that it not be possible to control the water temperature in the shower, which could lead to people being scalded while using the shower facilities, which could lead to harm.

An accessible shower can be incorporated into multiple-shower areas provided the requirements of Article 3.8.3.16. are met. For example, a partial wall or partition may be all that is necessary to accommodate the hinged or fixed seat and grab bars. Most shower doors impede access into the shower stall due to the size of the opening they provide and/or because of floor mounted tracks. Shower curtains are acceptable and doors which would not impede access any more than a curtain are also acceptable.

The slope of the floor for drainage purposes should be kept to a minimum and the drain is best located under the seat. Figure 3.8.3.16. illustrates an accessible shower compartment.



**Figure 3.8.3.16.**  
**Shower compartment**

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Figure 3.8.3.17. illustrates an accessible bathtub.

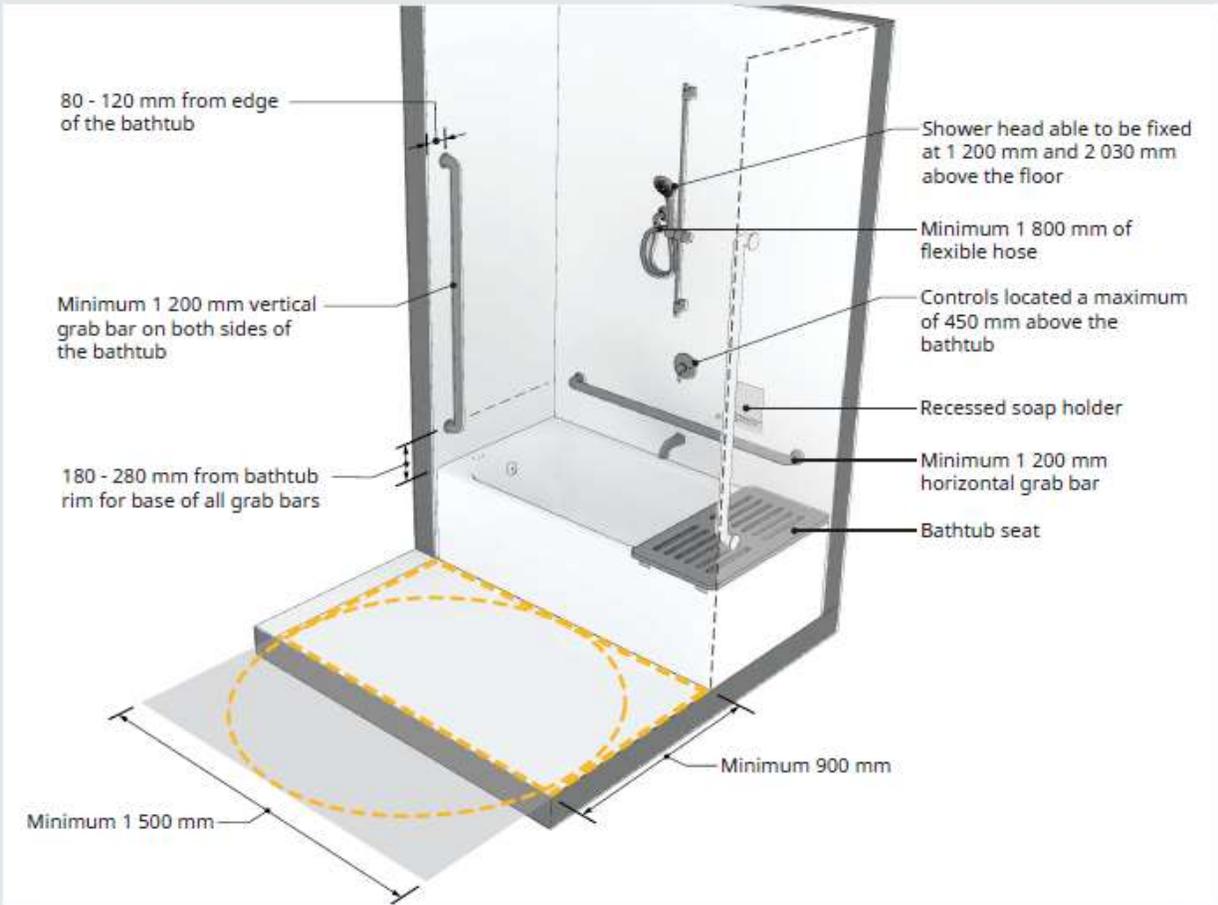


Figure 3.8.3.17. Bathtub