

## RESTROOMS Design Standard

### PART 1 GENERAL

#### 1.1 PURPOSE:

SMCCCD'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.

### PART 2 PRODUCTS

#### 2.1 ENTRIES, SIGNAGE AND DOOR HARDWARE

A. Entries to restrooms should be well-signed and easily located.

1. If the entry is hidden in an alcove, ensure that a double-sided flag-type of sign (one that protrudes perpendicularly from the wall plane) clearly marks the restroom location from the perspective of walking down the corridor.
2. Most of SMCCCD's existing restrooms have entry doors. We require each restroom to be numbered and clearly signed, so that the room can be easily found (whether the room number is known or not) and listed in our space inventory. Refer and conform to SMCCCD's Section 10 14 00 Signage Design Standard.
3. For new buildings with high-use restrooms, designers may consider door-less restrooms with privacy wall entries. This would minimize the incidence of graffiti and/or vandalism, as well as facilitate entry/exit traffic.
  - a. Door-less restrooms require stringent negative air pressurization to eliminate odor pollution in adjacent areas.
  - b. Door-less restrooms require more square footage than doored entries. Hence, this option should only be considered for high-use restrooms in high-traffic buildings.

B. SMCCCD has carefully considered door hardware on restrooms.

The hardware delineated in our Physical Access Control and Security Management System Design Standard ensures:

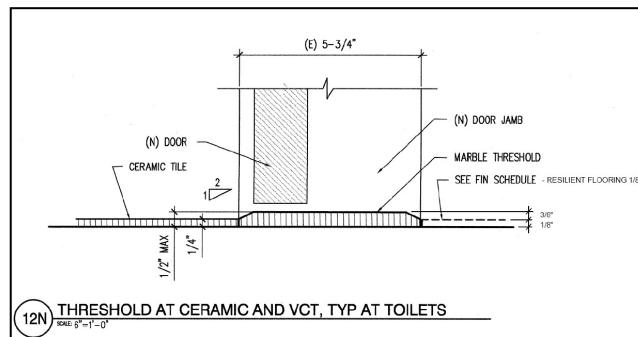
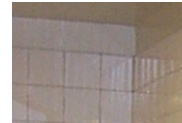
1. that public multi-stall restrooms remain unlocked except when locked by maintenance or security personnel;
2. that public single stall restrooms remain unlocked except when locked by an occupant or maintenance/security personnel;
3. that staff single stall restrooms remain locked at all times and indicate clearly when the room is occupied.

4. 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.

Door hardware should conform to SMCCCD's Physical Access Controls and Security Management System Design Standard.

## 2.2 WALLS, FLOORS AND CEILINGS

- A. When designing the renovation of an existing restroom, which has likely been in service since the 1960's, do not plan on reusing any components; gut and replace everything, down to and including the original pencil-style wall studs.
- B. SMCCCD has established a restroom appearance standard that includes ceramic tiles on walls and floors, and painted hard lid ceilings.
  1. For the ceramic tile walls and floors, the design intent is for bright, white, clean-looking restroom walls and interesting, artful floors. Refer and conform to Section 09 30 13 Ceramic Tiling Design Standard.
  2. The 6" band of painted gypboard wall and the hard lid ceiling are to be painted Kelly Moore 27 Bone White in a semigloss finish. Refer and conform to Section 09 91 23 Interior Painting Design Standard.
  3. 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 has been used on SMCCCD's projects; however, any light-colored (white to beige) marble is acceptable. See below for a typical threshold detail.



4. In restrooms without doors, specify a Schluter™-Schiene or Schluter™-Deco type transition piece to separate the different flooring materials inside (ceramic tile) and outside (normally resilient flooring).



Schluter™-Schiene



Schluter™-Deco

### 2.3 TOILET COMPARTMENTS

- A. Bobrick is SMCCCD's preferred vendor of toilet compartments because of their superior products and commitment to sustainability. To construct the best possible industrial quality toilet compartments, Bobrick solicited feedback from institutional facilities managers, detention facilities, parks and recreation departments, schools, etc to develop their Sierra line of toilet compartments.
- B. The Sierra line offers important features that help to maintain a clean, pleasant and easily maintained environment:
1. They are made of solid integral material that is aesthetically pleasing and relatively thin while retaining strength.
  2. They are graffiti, fire, impact and scratch resistant.
  3. They can be repaired using easily obtainable materials (Crayola™ crayon – Shadow color).
  4. Included is an institutional hardware package that includes continuous hinges for strength and durability, and allows for easy stall shutdown procedures from the outside.
  5. In addition, the Sierra series contains recycled content, local regional materials, rapidly renewable and low-emitting materials, which conform to SMCCCD's commitment to sustainability and indoor air quality
- C. Specify Bobrick 1090 Series Sierra toilet compartments with institutional hardware package for SMCCCD's restrooms.
- D. Color - SC04 – Forest Green for use with District Standards color pallet or coordinate color with project specific room finishes color board recommended by project architect.
- E. Hooks on the stall doors are not part of Bobrick's standard institutional hardware package. Specify Bobrick B212 Clothes Hook and Bumper:
1. Install at 38 to 40" AFF for a barrier-free installation.



2. Hooks must be through-bolted through the partition. This ensures that the unit is securely attached and able to hold the maximum weight and withstand abuse it may receive in our institutional environment.
3. Refer and conform to SMCCCD's Division 10 21 13 Toilet Compartments Construction Specification.



## 2.4 LIGHTING

- A. SMCCCD's design intent is to provide restrooms that are clean and well lit.
  1. Create a lighting design that provides consistent and adequate lighting throughout the restroom.
  2. Try not to place lighting in such a manner that it illuminates the shadows under eyes or causes glare.
- B. 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.
  1. 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.
    - a. 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.
  2. Select equipment that can be easily maintained by one person using only their hands.
    - a. Do not specify light fixtures that require tools to remove/replace the lenses and lamps.
  3. Install motion sensors for restroom lighting control to save energy and provide flexibility for restroom use after hours.
    - a. 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.
    - b. A wall switch/sensor combination may suffice in a single stall restroom.
  4. Specify a time delay on the motion sensor of 30 minutes, so that someone using the facilities isn't left in the dark.

## 2.5 PLUMBING FIXTURES

- A. Specify touchless faucets for sinks.
- B. Specify manual flush valves for toilets and urinals.
- C. Specify white porcelain, wall-mounted sinks, toilets and urinals.
- D. Install a keyless hose bib in each restroom.

## 2.6 PLUMBING ISOLATION VALVES

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.

## 2.7 ACCESSORIES

- A. Toilet Tissue & Seat Cover Dispensers/Napkin Disposals

1. Specify Bobrick B-357 Classic Series for women's, men's and unisex restrooms. This unit mounts centered through the toilet partition. It is used from both sides, serviced from one side. Capacity: 0.8-gal. (3.0-L). Holds 1000 toilet seat covers and four rolls of tissue, two for each compartment. It features theft-resistant spindles.
2. Specify Bobrick B-3092 as needed to achieve accessible clearances within ADA or single user stalls.
3. In concrete wall conditions where a recessed unit is not physically possible, specify Bobrick B-4288 ConturaSeries® surface-mounted multi-roll toilet tissue dispenser, Bobrick B-4221 ConturaSeries® surface-mounted seat-cover dispenser, and Bobrick B-270 ConturaSeries® surface-mounted sanitary napkin disposal.



- B. Towel Dispensers and Waste Containers

1. Bobrick 3944 - Provide one or two (depending on the size of the restroom) combination unit multi-fold towel dispenser/semi-recessed waste containers placed near the sinks and toward the door.
  - a. SMCCCD prefers to utilize the Bobrick B-3944 8" semi-recessed waste containers, because the 4" fully recessed style just isn't large enough, even for smaller restrooms.
  - b. By placing these units near the sinks, the area of water dripping from cleaned, wet hands will be kept to just the area directly near the sinks.

2. In addition to the combination units, it is likely that a freestanding trash can will be placed in the restroom relatively close to the door; this is because there will never be adequate custodians to police the restrooms often enough during the day to empty overflowing waste containers. Designers should anticipate a freestanding trash can near the vicinity of the door and plan for it in terms of access and aesthetics.



3. 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.

C. Electric Hand Dryers – Not Used

D. Soap Dispensers

1. 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.

2. Soap dispensers shall be Contractor-furnished, Contractor-installed.

3. Specify Impact Products ClearVu Soap Dispenser, Model #9347. (This is a gray see-through wall-mounted unit with 46 ounce tank).



4. For lavatory mounted installations, specify Bobrick B-8226. (This is a 34 ounce polyethylene unit with a 6" long stainless-steel spout.)

E. Mirrors

1. SMCCCD's preference is for a single-sized mirror over each sink, with a shelf. When a mirror gets etched or broken, it's easier and less costly to replace the single units than to replace a large expanse of mirror. The shelf allows a person to place a purse, bag or other personal belongings down while washing their hands.

a. Specify Bobrick B166 1836.

2. In addition to the mirror above each sink, specify a full-length mirror in each multi-stall restroom

a. Specify Bobrick B165 2460.

F. Convenience Shelves and Hooks

1. In multi-stall restrooms, specify a 2' shelf for users to place their purse, bags, books, or other personal belongings.



- a. Specify Bobrick B683.

2. In multi-stall restrooms, specify one or two wall-mounted hooks near the sink area so that a user can hang their purse or coat while washing their hands.



- a. Specify Bobrick B670.

3. In single-stall restrooms, specify one wall-mounted hook so that a user can hang their purse or coat while washing their hands.

- a. Specify Bobrick B670.

G. Sanitary Napkin/Tampon Vendor

1. Specify for both single-stall and multi-stall restrooms.

2. Specify Bobrick B3706 25 Series Sanitary Napkin/Tampon Vendor. This unit is satin-finish stainless steel. The door has 90° return, conceals flange. It dispenses 31 napkins and 22 tampons. Two tumbler locks. Separate lock and key for coin box.



3. Specify 50¢ operation.

H. Diaper Changing Stations

1. In multi-stall restrooms in community-use facilities (such as gymnasiums, student centers, theaters), ensure that a diaper changing station is specified for the multistall restrooms (both male and female) most likely to be used by the community.



2. Specify the diaper changing station in the unisex/family single-stall restroom. If there is no single-stall restroom, then there should be one diaper changing station in the men's restroom and one in the women's restroom.

3. Specify the Bobrick B-2200 diaper changing station.

- a) Approved Manufactures

I. Toilet Partitions

1. Bobrick Sierra
2. Demonstrated equivalent if approved in writing by Vice Chancellor of Facilities or Executive Director of Construction Planning

J. Accessories

1. Bobrick
2. Or equivalent

K. Fixtures

1. American Standard or equivalent for porcelain sinks, toilets, urinals
2. Sloan faucet model #ETF-600-8-B 0.5 GPM, #BDT Mixing valve, #EL-154 120V transformer, or equivalent for touchless faucets



PART 3 EXECUTION

3.1 SUBSTITUTES ALLOWED?

Yes, if performance and quality equivalency can be evidenced.

3.2 ASSOCIATED DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS

Physical Access Controls Design and Security Management Design Standard

Division 09 30 13 Ceramic Tile Design Standard

Division 09 91 23 Interior Painting Design Standard

Division 10 14 00 Signage Design Standard

Division 10 21 13 Toilet Compartments Construction Specification

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