

NOTICE OF ADOPTION OF RULE

NOTICE IS HEREBY GIVEN, pursuant to the authority vested in the Commissioner of the Department of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts new Section 1101-01 and Chapter 1100 of Title 1 of the Official Compilation of the Rules of the City of New York, regarding bathroom design prototypes.

This rule was first published on October 6, 2015 and a public hearing thereon was held on November 16, 2015.

Dated: 11.18.15
New York, New York


Rick D. Chandler, P.E.
Commissioner

Statement of Basis and Purpose of Rule

Technical Policy and Procedure Notices (TPPN) 15 of 1988, 22 of 1988, and 1 of 1992 established bathroom and powder room prototypes acceptable to the Department for the purposes of compliance with Local Law 58 of 1987, which relates to providing facilities for people with disabilities.

Revisions to the City's Building Code adopted in Local Law 141 of 2013 repealed provisions in Local Law 58 of 1987 relating to facilities for people having physical disabilities that had been codified in subarticle 2 of article 2 of subchapter 4 of chapter 1 of title 27 (Local Law 58 of 1987). Local Law 141 of 2013 added a new section BC 1101.3 to the City's Building Code that allows the Department to designate by rule prototype layouts acceptable to the Department for bathrooms and powder rooms first occupied on or before March 13, 1991. Therefore, there is a need for a rule to continue to permit the prototypes established by these TPPNs for projects that are subject to section 1101.3 of the New York City Building Code, in particular, item 2.1 of Section 1101.3.2.

This rule re-establishes most of the prototypes in the TPPNs as acceptable prototype bathrooms and powder rooms in alterations in buildings that were originally occupied on or before March 13, 1991. Alterations in buildings that were occupied after such date, or where full compliance with the bathroom and powder room prototypes cannot be achieved, are subject to Chapter 11 of the New York City Building Code and the most recent adopted accessibility standard, unless a waiver is granted pursuant to Section 1101.3.5 of the New York City Building Code.

The relevant TPPNs will be rescinded once this rule is effective.

The Department of Buildings' authority for these rules is found in sections 643 and 1043 of the New York City Charter and section BC 1101.3.2 of the New York City Building Code, codified in Title 28 of the Administrative Code.

New material is underlined.

[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Title 1 of the Rules of the City of New York is amended by adding a new chapter 1100 and a new section 1101-01 to read as follows:

Chapter 1100
Accessibility

§1101-01 Bathroom and powder room design prototypes.

(a) Applicable standard with modifications. For alterations in buildings originally occupied:

(1) on or before March 13, 1991, in accordance with Item 2.1 of Section 1101.3.2 of the New York City Building Code ("Building Code"), bathroom and powder room prototypes contained herein shall be constructed and equipped as set forth in ANSI A117.1-1986, American National Standard for Buildings and Facilities Providing Accessibility and Usability for Physically Handicapped People, subject to modifications provided in this rule.

(2) after March 13, 1991, or for bathrooms and powder rooms that do not fully comply with the prototypes in this section, the provisions of ANSI A117.1-2009, Accessible and Usable Buildings and Facilities, and Chapter 11 of the Building Code apply. If compliance with ANSI A117.1-2009 is a hardship, the applicant may request a waiver pursuant to the provisions of Section 1101.3.5 of the Building Code.

(b) Minimum number of accessible fixtures. In a bathroom complying with item 2.1 of Section 1101.3.2 of the Building Code, at least one lavatory, one water closet and either a bathtub or shower shall comply with ANSI A117.1-1986. In a powder room complying with item 2.1 of Section 1101.3.2 of the Building Code that contains only a lavatory and a water closet, such lavatory and water closet shall comply with ANSI A117.1-1986.

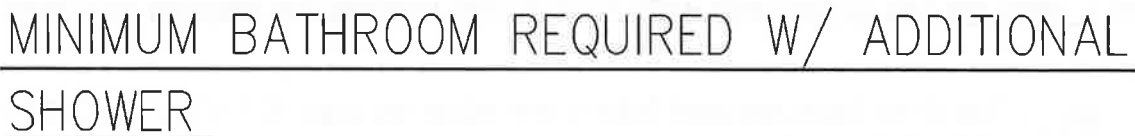
(c) Additional fixtures. An additional bathing fixture within such bathroom, as shown in Figure 1, need not fully comply with ANSI A117.1-1986 provided the following conditions are met:

(1) The three basic required fixtures are within an area of 5'-5" by 7'-4" minimum finished dimensions, and

(2) Any additional bathing fixture is provided with reinforcements for the installation of grab bars, and

(3) If a door is provided for accessing the additional bathing fixture, it is 2'-8" clear or as close to that dimension as possible, and

(4) The additional bathing fixture contains all other required features, including, but not limited to, reinforcement for future mounting of shower seat, shower faucet and control and shower spray unit.



4

(e) Design drawing requirements.

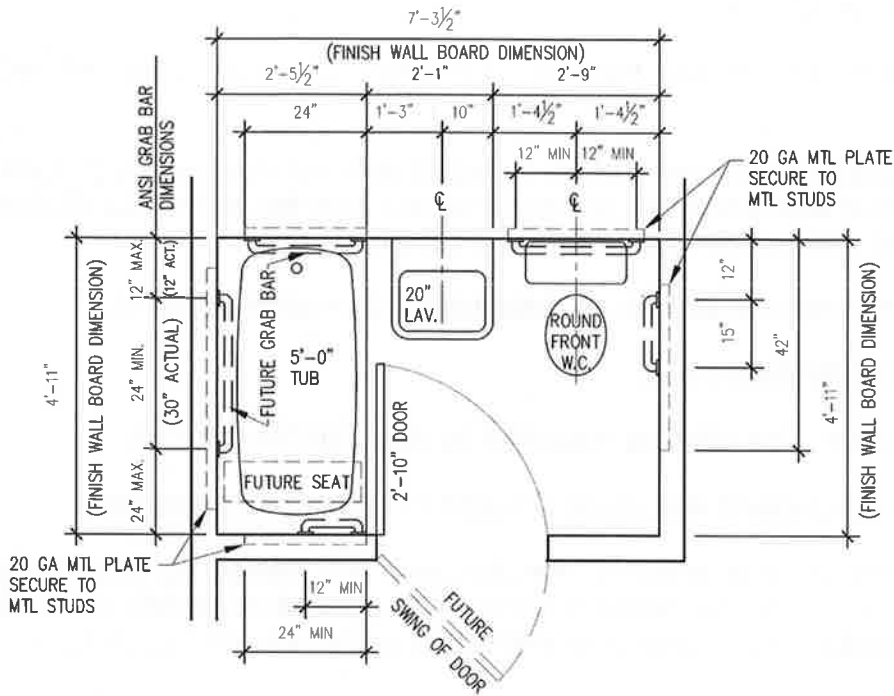
(1) The following items shall be indicated on the design drawings for the bathroom or powder room:

- (i) Future outward swing of the bathroom door indicated by a dotted line on the drawings and indications that such outward door swing does not obstruct a wheelchair user's access from the adjacent space.
- (ii) Dimensions of grab bar reinforcement at all required locations.
- (iii) Finished dimensions.

(2) General notes. The following notes shall be placed on the drawings:

- (i) Future outward door swing indicated by dotted line on drawings.
- (ii) Note on door schedule that the door and frames are provided with mortised hinge and latch blanks to permit future reversal of the door on the same frames using common hand tools and without further alterations to the door and frames.

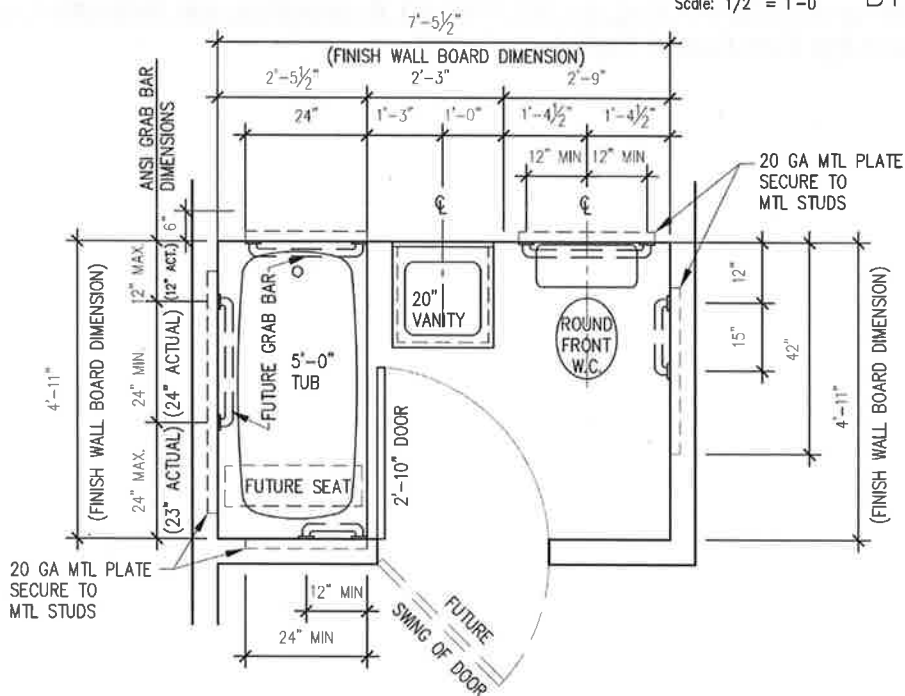
(f) Powder rooms. The prototypes in Figures 2 through 6 can also be considered acceptable powder room prototypes so long as the finished dimensions are measured as if there were a wall flush with the front face of the tub or shower.



BATHROOM PLAN W/ 20" LAVATORY

Scale: 1/2" = 1'-0"

'B1a'

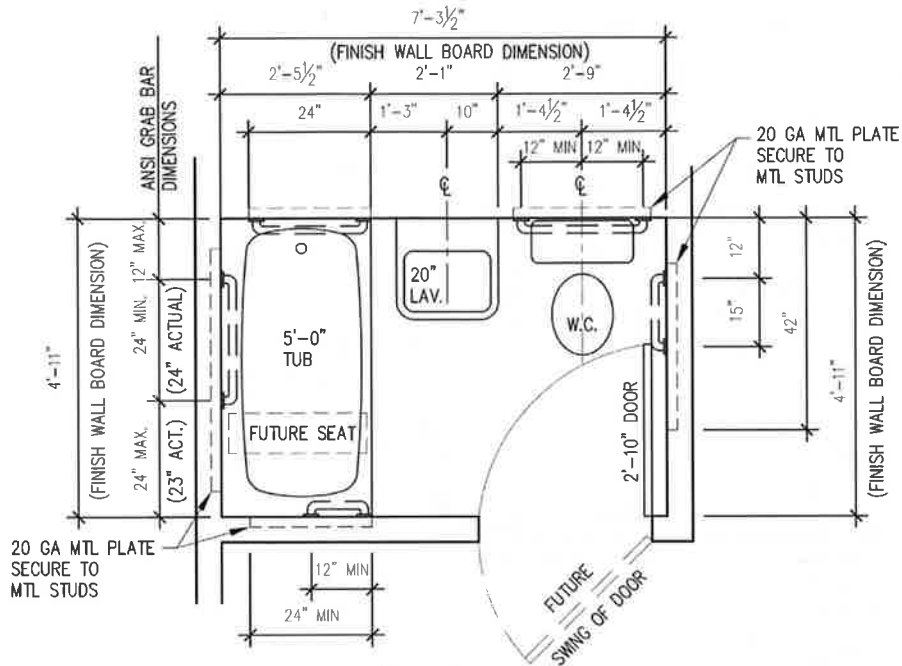


BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

Scale: 1/2" = 1'-0"

'B1b'

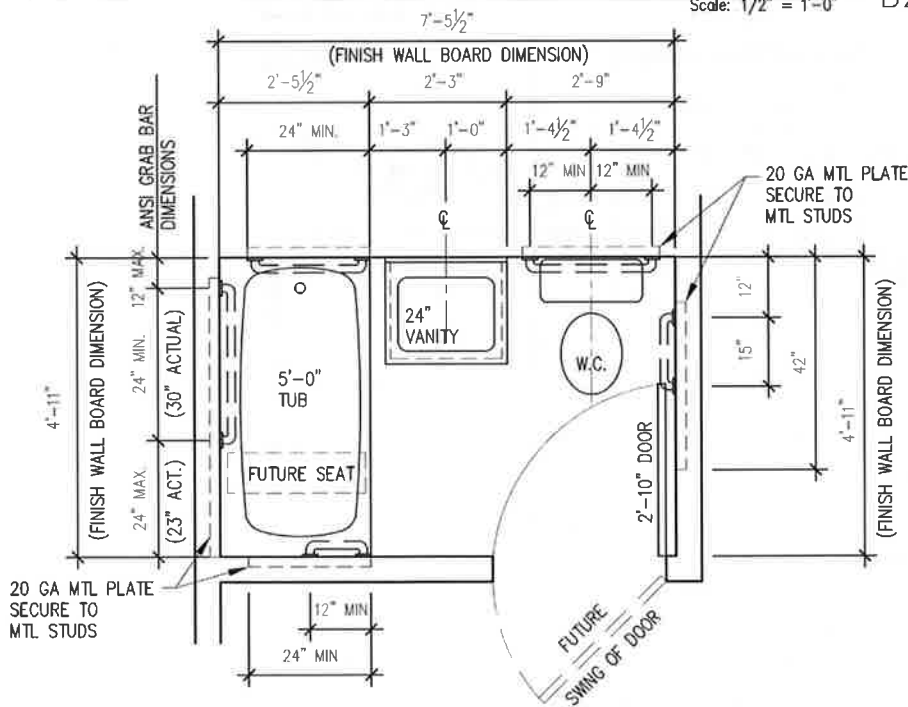
Figure 2



BATHROOM PLAN W/ 20" LAVATORY

Scale: 1/2" = 1'-0"

'B2a'

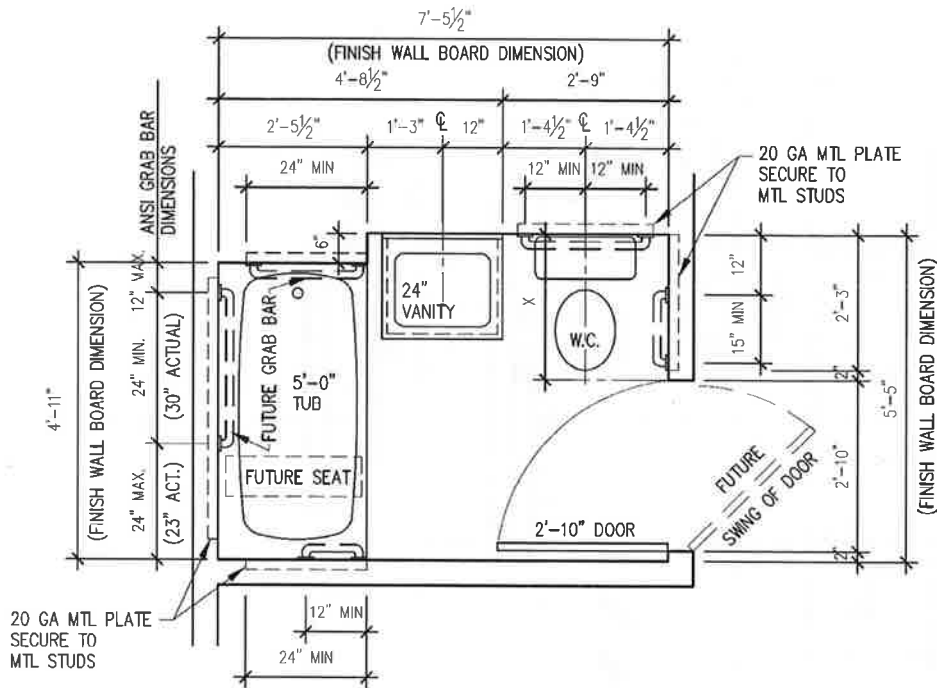


BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

Scale: 1/2" = 1'-0"

'B2b'

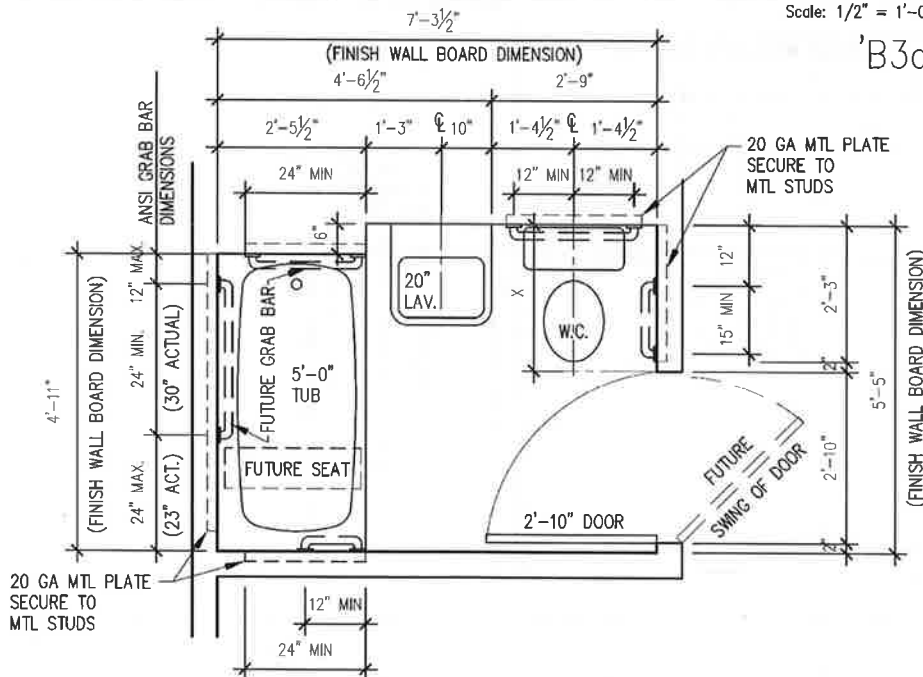
Figure 3



BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

Scale: 1/2" = 1'-0"

'B3a'



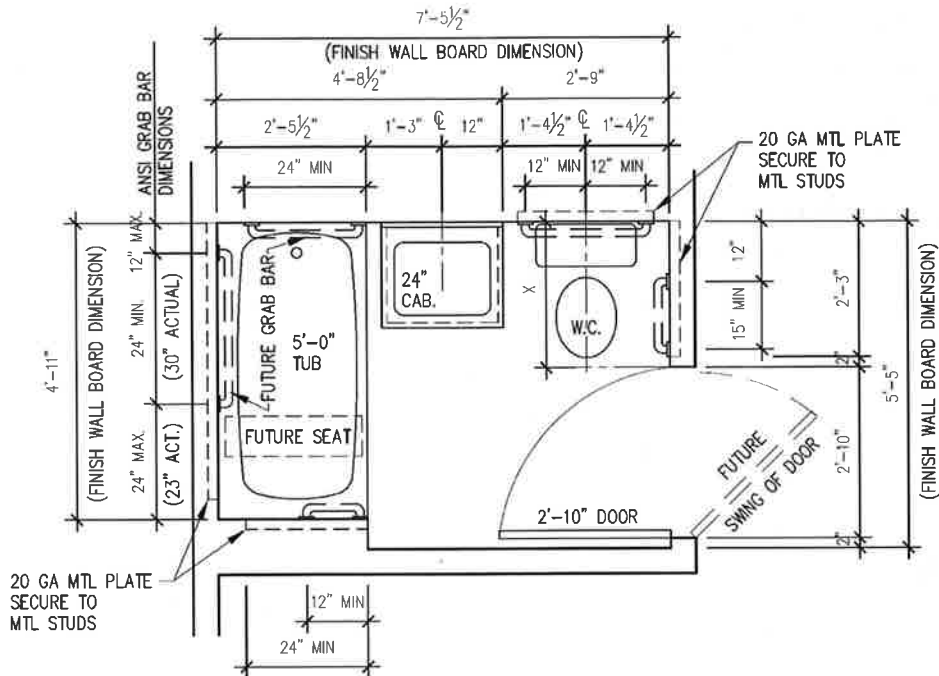
BATHROOM PLAN W/ 20" LAVATORY

Scale: 1/2" = 1'-0"

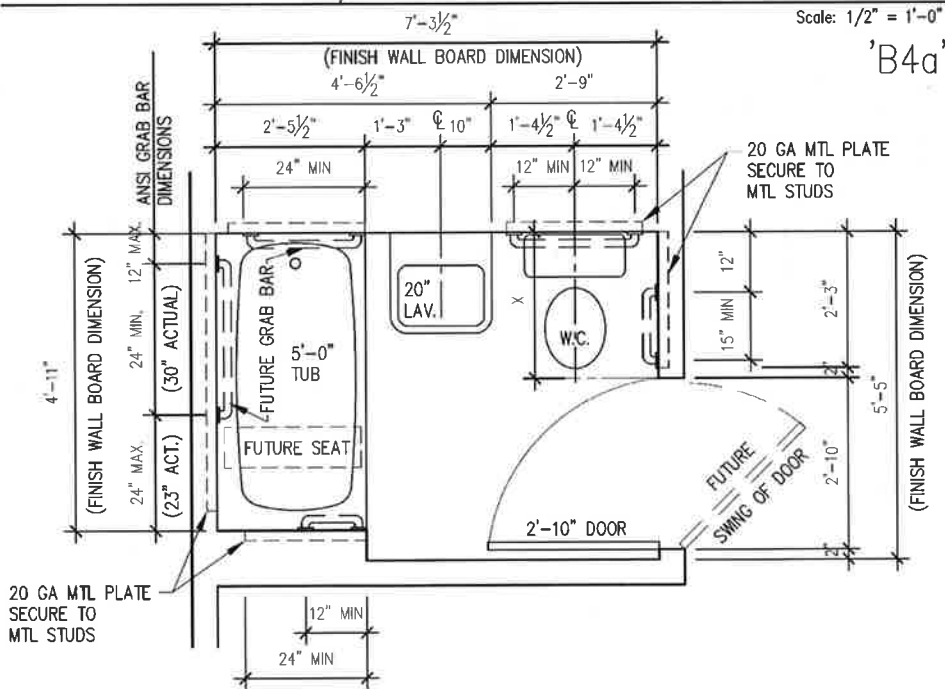
'B3b'

X = THE OUTER EDGE OF THE WATER CLOSET WILL NOT EXTEND INTO THE CLEAR SPACE REQUIRED FROM THE DOOR OPENING.

Figure 4



BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET



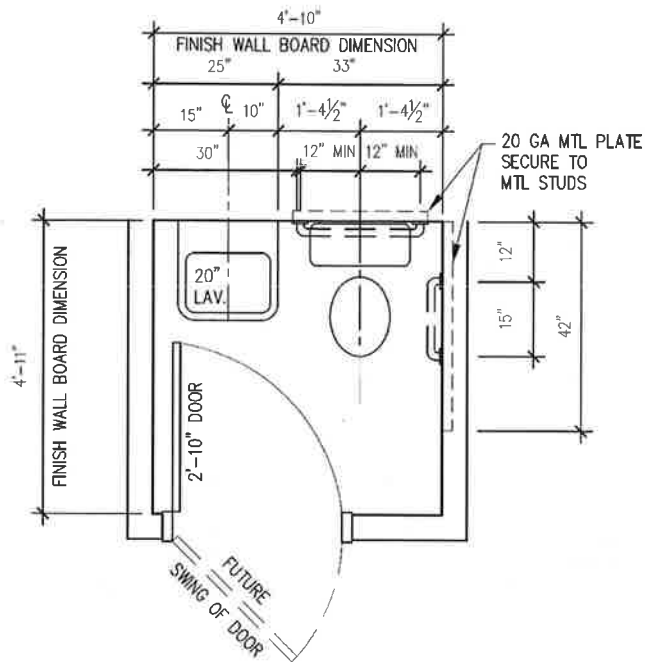
BATHROOM PLAN W/ 20" LAVATORY

Scale: 1/2" = 1'-0"

'B4b'

X = THE OUTER EDGE OF THE WATER CLOSET WILL NOT EXTEND INTO THE CLEAR SPACE REQUIRED FROM THE DOOR OPENING.

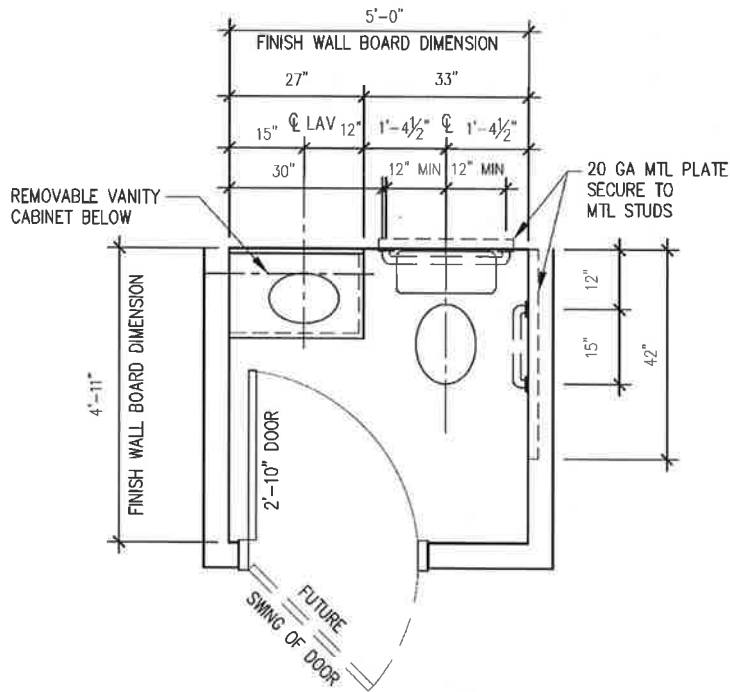
Figure 5



POWDER RM. PLAN W/ 20" LAVATORY

'B5a'

Scale: 1/2" = 1'-0"



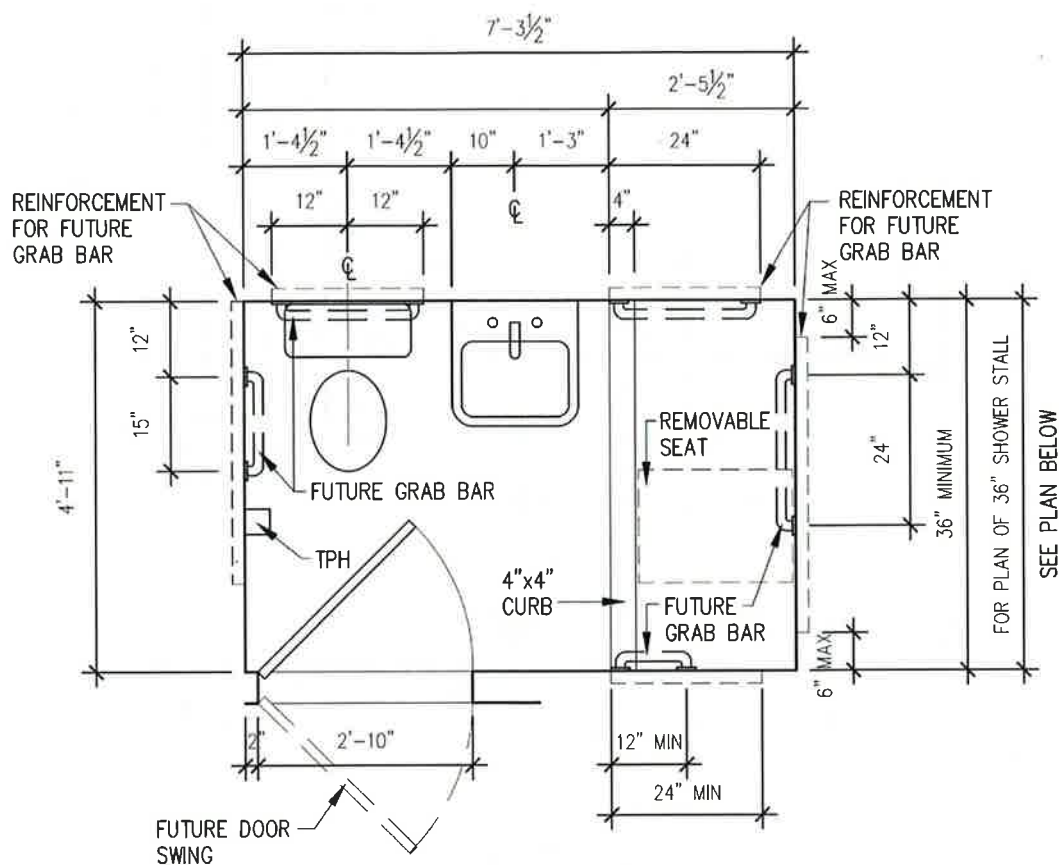
POWDER RM. PLAN W/ 27" REMOVABLE VANITY CABINET

'B5b'

Scale: 1/2" = 1'-0"

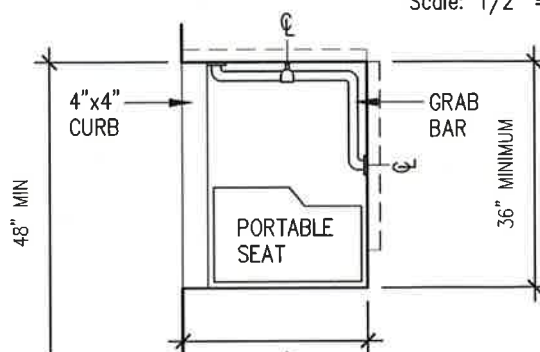
Figure 6

(g) Prototype for secondary bathrooms. The prototype of a bathroom with a stall shower shown in Figures 7 and 8, below, is acceptable as-of-right in secondary bathrooms designed and constructed pursuant to item 2.1 of Section 1101.3.2 of the Building Code.



PLAN: BATHROOM WITH SHOWER STALL

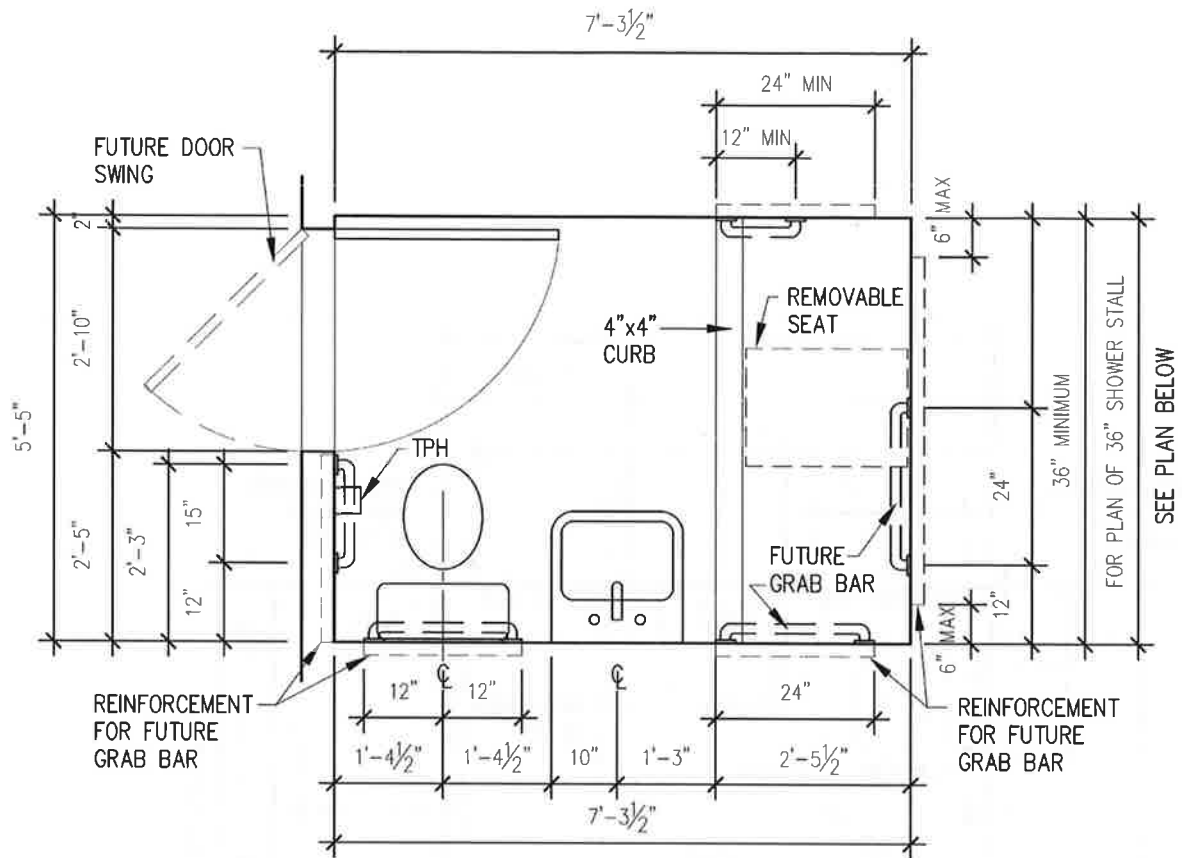
Scale: 1/2" = 1'-0"



PLAN: 36" SHOWER STALL

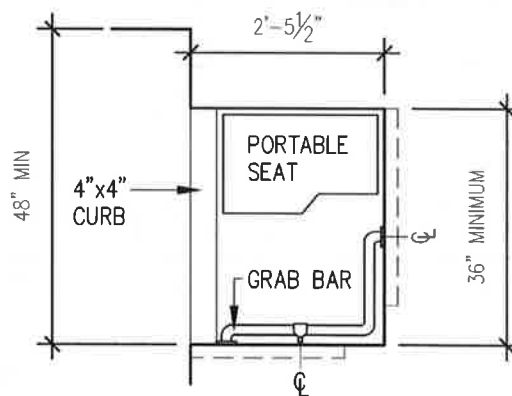
Scale: 1/2" = 1'-0"

Figure 7



PLAN: BATHROOM WITH SHOWER STALL (SECONDARY BATHROOMS ONLY)

Scale: 1/2" = 1'-0"



PLAN: 36" SHOWER STALL

Scale: 1/2" = 1'-0"

Figure 8