

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

SECTION 403 MINIMUM PLUMBING FACILITIES

403.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the building code. Occupancy classification shall be determined in accordance with the *Florida Building Code, Building*.

403.1.1 Potty parity. In assembly occupancies, restrooms which are open to the public must have a ratio of 3 to 2 water closets provided for women as the combined total of water closets and urinals provided for men, unless these are two or fewer such fixtures for men, in accordance with 553.141 Florida Statutes.

Exception: This section does not apply to establishments licensed under Chapter 509 Florida Statutes if the establishment does not provide meeting or banquet rooms which accommodate more than 150 people, and the establishment has at least the same number of water closets for women as the combined total of water closets and urinals for men.

403.1.1.1 Definitions from Section 553.141, Florida Statutes, regarding scope.

- 1. New construction.** Means new construction, building, alteration, rehabilitation, or repair that equals or exceeds 50 percent of the replacement value existing on October 1, 1992, unless the same was under design or construction, or under construction contract before October 1, 1992.
- 2. Assembly occupancy.** The use of a building or structure, or any portion thereof, for the gathering together of people for purposes such as civic, social or religious functions or for recreation, or for food or drink consumption or awaiting transportation.
- 3. Historic building.** A building which is (a) Listed on the National Register of Historic Places; (b) Listed on the State Register of Historic Places; (c) Listed on a municipal register of historic property, designated according to local ordinance; or (d) Included in a district which is listed on a municipal, state or national register of historic property, and which has been determined to contribute to the historic significance of the district.

403.1.1.2 Occupancy content calculation. The occupancy content of a building which determines the number of water closets required for men shall be calculated using the square footage per person requirements established by the building code in effect in a jurisdiction.

**TABLE 403.1)
MINIMUM NUMBER OF PLUMBING FACILITIES^a
(See Sections 403.2 and 403.3)**

OCCUPANCY		WATER CLOSETS (Urinals see Section 419.2)		LAVATORIES	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (see Section 410.1)	OTHERS
		Male	Female				
A	Nightclubs	1 per 40	1 per 40	1 per 75	—	1 per 500	1 service sink
S	Restaurants ^g	1 per 75	1 per 75	1 per 200	—	1 per 500	1 service sink
S	Theatres, Halls, museums, etc. ^g	1 per 125	1 per 65	1 per 200	—	1 per 500	1 service sink
E	Coliseums, arenas (less than 3,000 seats)	1 per 75	1 per 40	1 per 150	—	1 per 1,000	1 service sink
M	Coliseums, arenas (3,000 seats or greater) ^g	1 per 120	1 per 60	Male 1 per 200 Female 1 per 150	— —	1 per 1,000	1 service sink
B	Churches ^{b, g}	1 per 150	1 per 75	1 per 200	—	1 per 1,000	1 service sink
L	Stadiums, (less than 3,000 seats), pools, etc. ^{g, h}	1 per 100	1 per 50	1 per 150	—	1 per 1,000	1 service sink
Y	Stadiums, (3,000 seats or greater) ^g	1 per 150	1 per 75	Male 1 per 200 Female 1 per 150	— —	1 per 1,000	1 service sink
	Business (see Sections 403.2, 403.4 and 403.5)	1 per 50		1 per 80	—	1 per 100	1 service sink
	Educational	1 per 50		1 per 50	—	1 per 100	1 service sink
	Factory and industrial	1 per 100		1 per 100	(See Section 411)	1 per 400	1 service sink
	Passenger terminals and transportation facilities	1 per 500		1 per 750	—	1 per 1,000	1 service sink

(continued)

**TABLE 403.1—continued
MINIMUM NUMBER OF PLUMBING FACILITIES^a
(See Sections 403.2 and 403.3)**

OCCUPANCY	WATER CLOSETS (Urinals see Section 419.2)		LAVATORIES	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (see Section 410.1)	OTHERS
	Male	Female				
I N S T I T U T I O N A L	Residential care	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
	Hospitals, ambulatory nursing home patients ^c	1 per room ^d	1 per room ^d	1 per 15	1 per 100	1 service sink floor
	Day nurseries, sanitariums, nonambulatory nursing home patients, etc. ^c	1 per 15	1 per 15	1 per 15 ^e	1 per 100	1 service sink
	Employees, other than residential care ^c	1 per 25	1 per 35	—	1 per 100	—
	Visitors, other than residential care	1 per 75	1 per 100	—	1 per 500	—
	Prisons ^c	1 per cell	1 per cell	1 per 15	1 per 100	1 service sink
	Asylums, reformatories, etc. ^c	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
	Mercantile (see Sections 403.2, 403.4 and 403.5)	1 per 500	1 per 750	—	1 per 1,000	
R E S I D E N T I A L	Hotels, motels	1 per guestroom	1 per guestroom	1 per guestroom	—	1 service sink
	Lodges	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
	Multiple family	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
	Dormitories	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
	One- and two-family dwellings	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit ^f
	Storage (see Sections 403.2 and 403.4)	1 per 100	1 per 100	(see Section 411)	1 per 1,000	1 service sink

^a The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by the *Florida Building Code, Building*.

^b Fixtures located in adjacent buildings under the ownership or control of the church shall be made available during periods the church is occupied.

^c Toilet facilities for employees shall be separate from facilities for inmates or patients.

^d A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient rooms shall be permitted where such room is provided with direct access from each patient room and with provisions for privacy.

^e For day nurseries, a maximum of one bathtub shall be required.

^f For attached one- and two-family dwellings, one automatic clothes washer connection shall be required per 20 dwelling units.

^g In assembly and mercantile occupancies, a unisex toilet room, in accordance with Section 403.7, shall be provided where an aggregate of six or more male or an aggregate of six and more female water closets are required. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to determine the unisex toilet room requirement.

^h In recreational facilities where separate-sex bathing rooms are provided, a unisex bathing room in accordance with Section 403.7, shall be provided. Where each separate sex bathing room has only one shower or bathtub fixture, a unisex bathing room is not required.

403.1.2 Unisex toilet and bath fixtures. Fixtures located within unisex toilet and bathing rooms complying with Section 403.7 shall be included in determining the minimum required number of fixtures for assembly and mercantile occupancies.

403.1.3 For the purposes of calculating the minimum number of required plumbing facilities, the requirements of Table 403.1 shall apply to any areas outside of the building that are used as part of the building’s designated occupancy (single or mixed). Where additional seating is also utilized in these areas, the actual number of seats shall be added to the number of persons calculated by Table 403.1 to obtain the total additional facilities required.

403.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

- Exceptions:**
1. Separate facilities shall not be required in residential occupancies.
 2. Separate employee facilities shall not be required in occupancies in which 15 or less people are employed.
 3. Separate facilities shall not be required for food service establishments which seat 10 persons or less.
 4. Separate facilities shall not be required in business and mercantile occupancies with a total floor area of 3000 square feet or less.

403.3 Number of occupants of each sex. The required water closets, lavatories, and showers or bathtubs shall be distributed equally between the sexes based on the percentage of each sex anticipated in the occupant load. The occupant load shall be composed of 50 percent of each sex, unless statistical data approved by the code official indicate a different distribution of the sexes. (See also Section 403.1.1)

403.4 Location of employee toilet facilities in occupancies other than assembly or mercantile. Access to toilet facilities in occupancies other than mercantile and assembly occupancies shall be from within the employees' regular working area. The required toilet facilities shall be located not more than one story above or below the employees' regular working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall be either separate facilities or public customer facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, and are located in adjacent structures under the same ownership, lease or control, shall be a maximum travel distance of 500 feet (152 m) from the employees' regular working area.

403.5 Location of employee toilet facilities in mercantile and assembly occupancies. Employees shall be provided with toilet facilities in buildings and tenant spaces utilized as restaurants, nightclubs, places of public assembly and mercantile occupancies. The employee facilities shall be either separate facilities or public customer facilities.

Exception: Employee toilet facilities shall not be required in tenant spaces of 900 square feet (84 m²) or less where the travel distance from the main entrance of the tenant space to a central toilet area does not exceed 500 feet (152 m) and such central toilet facilities are located not more than one story above or below the tenant space.

403.6 Customer facilities. Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public use and utilized as restaurants, nightclubs, places of assembly, business and mercantile occupancies. Customer toilet facilities shall be located not more than one story above or below the space required to be provided with customer toilet facilities and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). In covered mall buildings, required facilities shall be based on total square footage, and facilities shall be installed in each individual store or in a central toilet area located in accordance with this section. The maximum travel distance to the central toilet facilities in covered mall buildings shall be measured from the main entrance of any store or tenant space.

403.6.1 Pay facilities. Required facilities shall be free of charge and designated by legible signs for each sex. Where pay facilities are installed, such facilities shall be in excess of the required minimum facilities.

403.7 Unisex toilet and bathing rooms . In assembly and mercantile occupancies, a unisex toilet room shall be provided

where an aggregate of six or more male and female water closets are required. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to determine the unisex toilet room requirement. In recreational facilities where separate-sex bathing rooms are provided, a unisex bathing room shall be provided.

Exception: Where each separate-sex bathing room has only one shower or bathtub fixture, a unisex bathing room is not required.

403.7.1 Required fixtures. Unisex toilet and bathing rooms shall be provided with the fixtures required in Section 403.7.1.1 and 403.7.1.2 as applicable.

403.7.1.1 Unisex toilet rooms. Unisex toilet rooms shall include only one water closet and only one lavatory. A unisex bathing room in accordance with Section 403.7.2 shall be considered a unisex toilet room.

Exception: A separate-sex toilet room containing not more than two water closets without urinals, or containing only one water closet and one urinal shall be considered a unisex toilet room.

403.7.1.2 Unisex bathing rooms. Unisex bathing rooms shall include only one shower or bathtub fixture. Unisex bathing rooms shall also include one water closet and one lavatory.

403.7.2 Privacy. Doors to unisex toilet and bathing rooms shall be securable from within the room.

403.8 Sanitary Facilities for Public Swimming Pools. Separate sanitary facilities shall be provided and labeled for each sex and shall be located within a 200 foot radius of the nearest water's edge of each pool served by the facilities.

Exception: Where a swimming pool serves only a designated group of residential dwelling units and not the general public, poolside sanitary facilities are not required if all living units are within a 200 foot radius of the nearest water's edge, are not over three stories in height and are each equipped with private sanitary facilities.

403.8.1 Required fixtures. Fixtures shall be provided as indicated on Table 403.8. An additional set of fixtures shall be provided in the men's restroom for every 5000 square feet or major fraction thereof for pools greater than 10,000 square feet. Women's restrooms shall have a ratio of three to two water closets provided for women as the combined total of water closets and urinals provided for men.

403.8.2 Outside access. Outside access to facilities shall be provided for bathers at outdoor pools. If they are not visible from any portion of the pool deck, signs shall be posed showing directions to the facilities. Directions shall be legible from any portion of the pool deck; letters shall be a minimum of one inch high.

403.8.3 Sanitary facility floors. Floors of sanitary facilities shall be constructed of concrete or other nonabsorbent materials, shall have a smooth, slip-resistant finish, and shall slope to floor drains. Carpets, duckboards and footbaths are prohibited. The intersection between the floor and walls shall be covered.

**TABLE 403.8
PUBLIC SWIMMING POOL FIXTURES REQUIRED**

Size	Men's Restrooms			Women's Restrooms	
	Urinals	WC	Lavatory	WC	Lavatory
0 - 2500 sq ft	1	1	1	1	1
2501 - 5000 sq ft		2	2	6	2
5001 - 7500 sq ft		3	3	9	3
7501 - 10,000 sq ft		4	4	12	4