CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement

BUILDING DIVISION DIRECTIVE
B-003

Minimum Number of Required Plumbing Fixtures

Reference: CBC 2902; CPC 412
Date: April 16, 2008
Revised:

The following are general guidelines for determining the minimum number of required sanitary fixtures.

A. Scope of Application

This directive is applicable to the following types of projects:

1. New construction or an addition to an existing building.
2. Change of occupancy or change in type of use in an existing building resulting to an increased occupant load. *Example: Change of an assembly room from fixed seating to open seating. (Note: Only new cafeteria for employee use is exempted from this requirement).*

Existing buildings and/or existing tenant spaces shall not be required to meet the requirements for the minimum number of plumbing fixtures per 2007 California Building Code (CBC) Chapter 29 where the proposed work will not result in a change of occupancy nor an increase in occupant load,

B. Minimum Number of Plumbing Fixtures

1. Unless noted otherwise in this section, the minimum number of plumbing fixtures for the type of use, per CBC Table 2902.1 shall be provided.
2. The minimum number of fixtures shall be calculated at fifty (50) percent male and fifty (50) percent female based on the total occupant load for various occupancies using CBC Table 1004.1.1.
3. In each bathroom or toilet room, urinals may be substituted for a maximum of 67% of the required water closets in assembly and educational occupancies. Urinals may be substituted for a maximum of 50% of the required water closets in all other occupancies.
4. In business and mercantile (B and M) occupancies where the total floor area is less than or equal to 1500 sf, a unisex facility is permitted.
5. Recreation / Community Room in Multiple Dwelling or Apartment Buildings:
   Regardless of their occupant loads, separate single-accommodation toilet facilities are allowed in private use areas (common-use areas) within tracts or multifamily residential facilities where the uses of these areas are limited exclusively to owners, residents and their guests. Examples are community, recreation or multi-purpose areas in apartments, condos, townhouses or tracts.

C. Drinking Fountains

1. Where water is served in restaurants, drinking fountains shall not be required.
2. In professional business offices with an occupant load of 60 or less and with one drinking fountain required, water coolers or bottled water dispensers shall be permitted to substitute for the drinking fountain.

3. In other than assembly and educational occupancies, where drinking fountains are required, water coolers or bottled water dispensers shall be permitted to substitute for a maximum of 50% of the required drinking fountains.
4. When required, the drinking fountain shall be accessible to individuals who use wheelchairs as per CBC section 1115B.4.6 and can be accommodated by the use of "hi-low" fountains.

D. Disabled Access Compliance:

Disabled access compliance shall not result in a reduction in the number of fixtures below the minimum number of fixtures required by this directive.

Approved by

Edward Tolentino
Chief Building Official

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