1 RCNY §1101-01

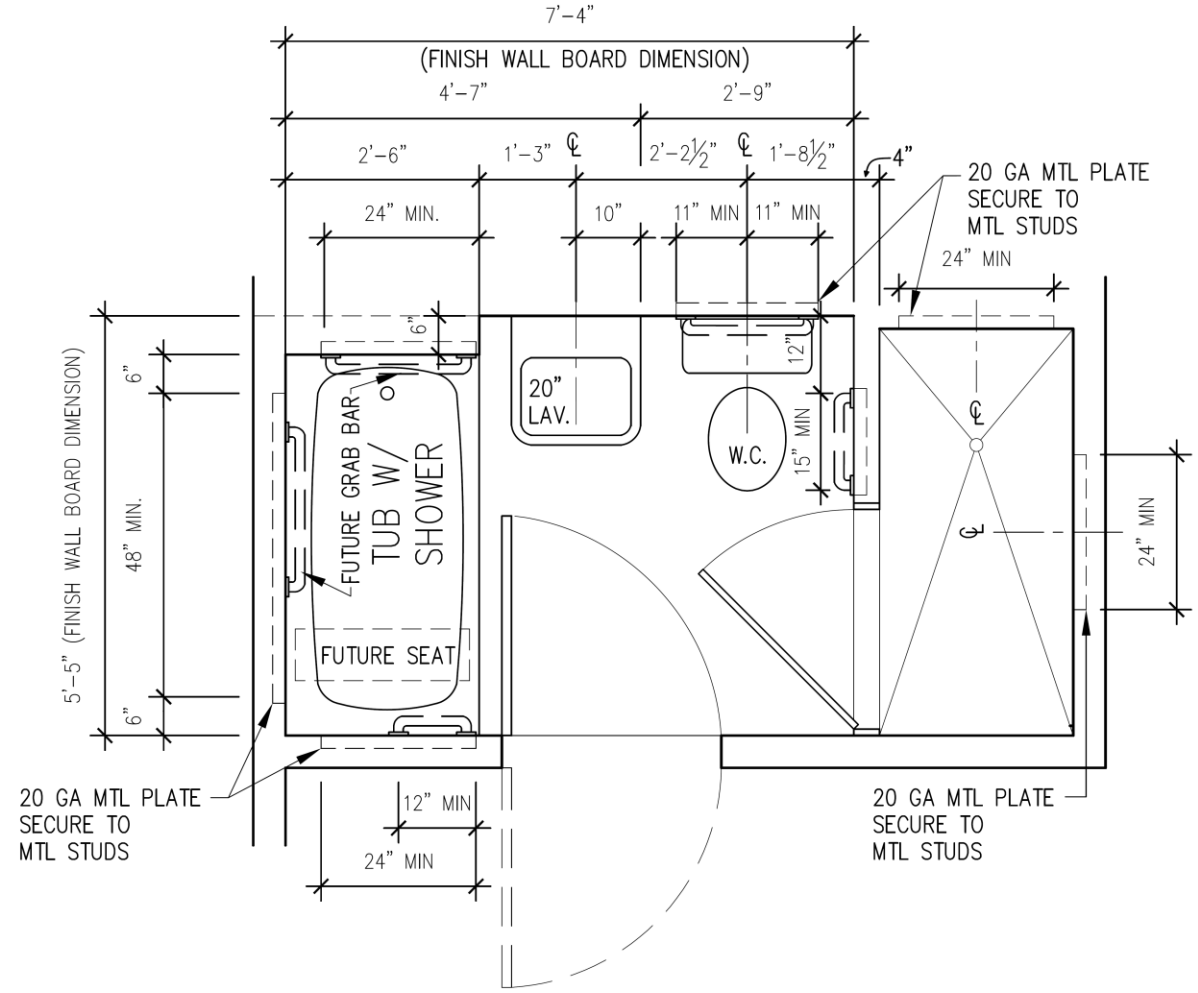
CHAPTER 1100
Accessibility

§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.



MINIMUM BATHROOM REQUIRED W/ ADDITIONAL SHOWER

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

Figure 1

(d) Prototypes. The prototypes in Figures 2 through 6 are acceptable as-of-right for bathrooms and powder rooms designed and constructed pursuant to item 2.1 of Section 1101.3.2 of the Building Code.

(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.

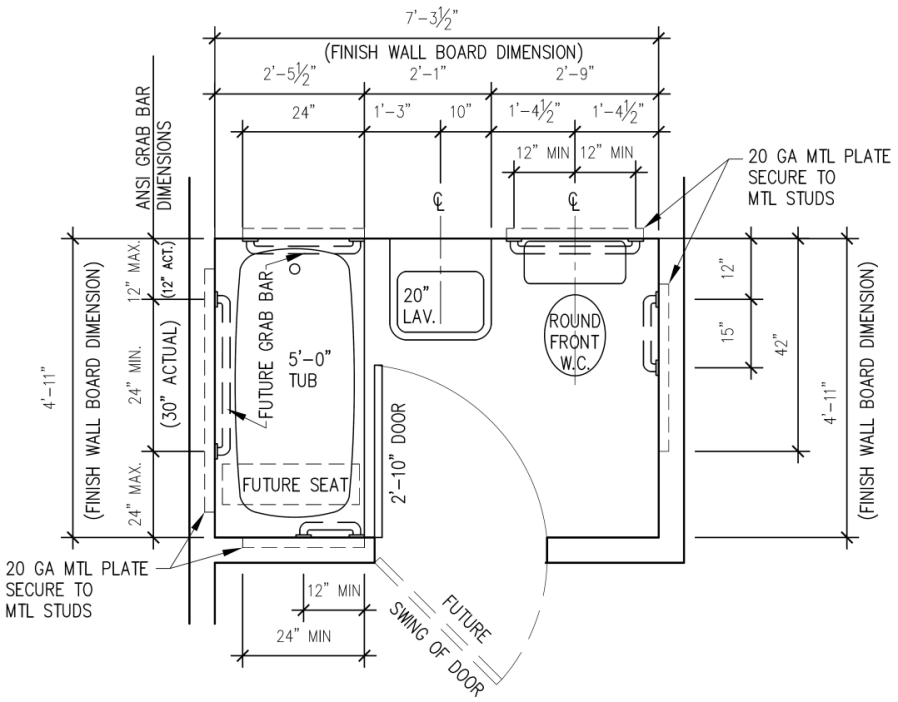
(iii) Finished dimensions.

(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.

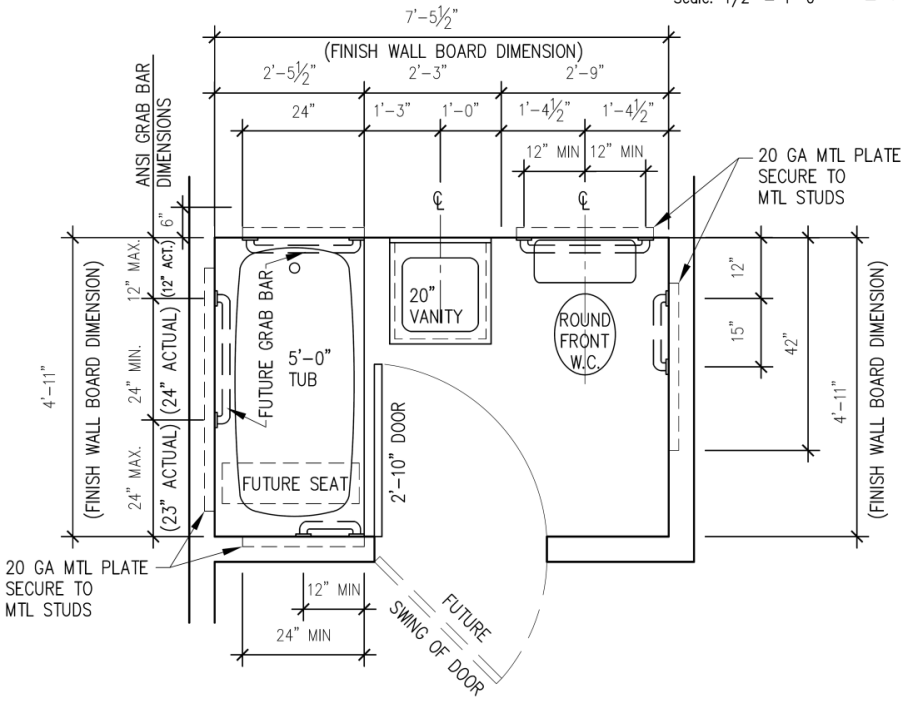
(f) Powder rooms. The prototypes in Figures 2 through 6 can also be considered acceptable powder room prototypes so long as the finished dimensions are measured as if there were a wall flush with the front face of the tub or shower.



BATHROOM PLAN W/ 20" LAVATORY

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

'B1a'

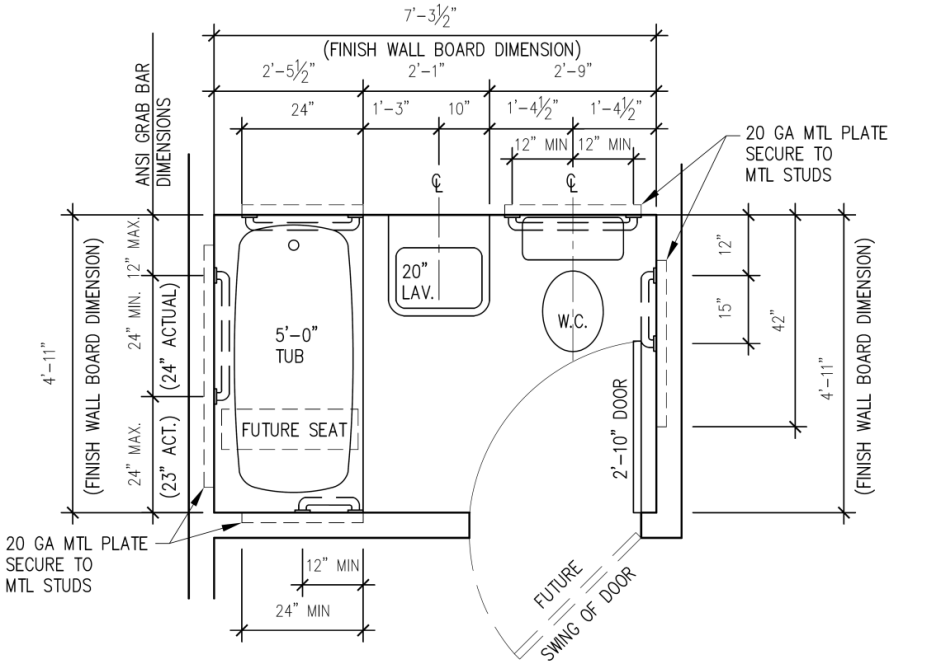


BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

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

'B1b'

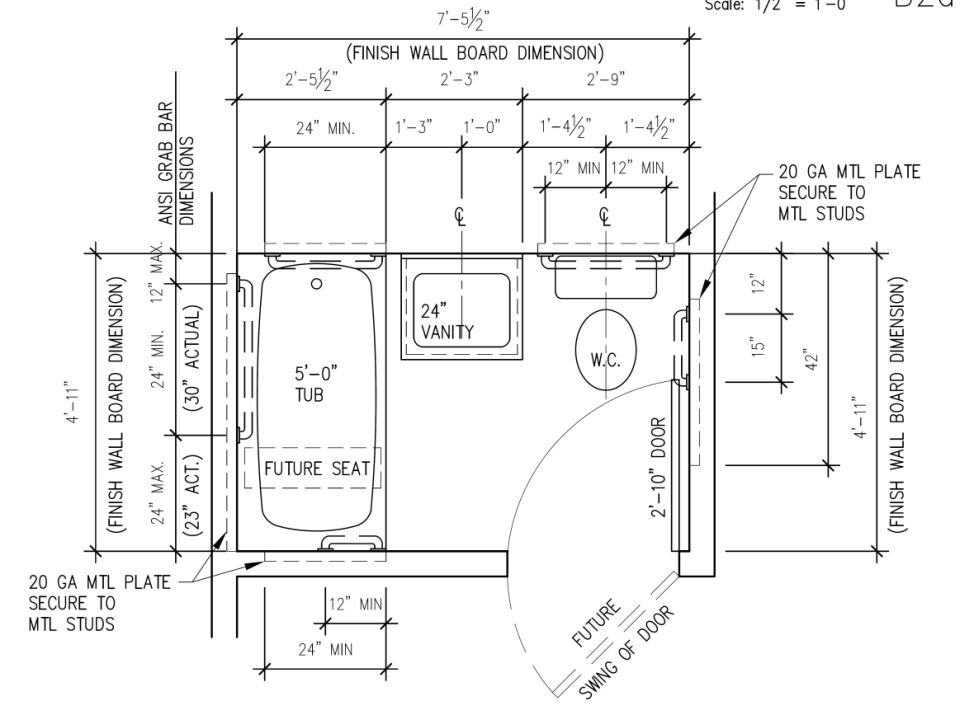
Figure 2



BATHROOM PLAN W/ 20" LAVATORY

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

'B2a'

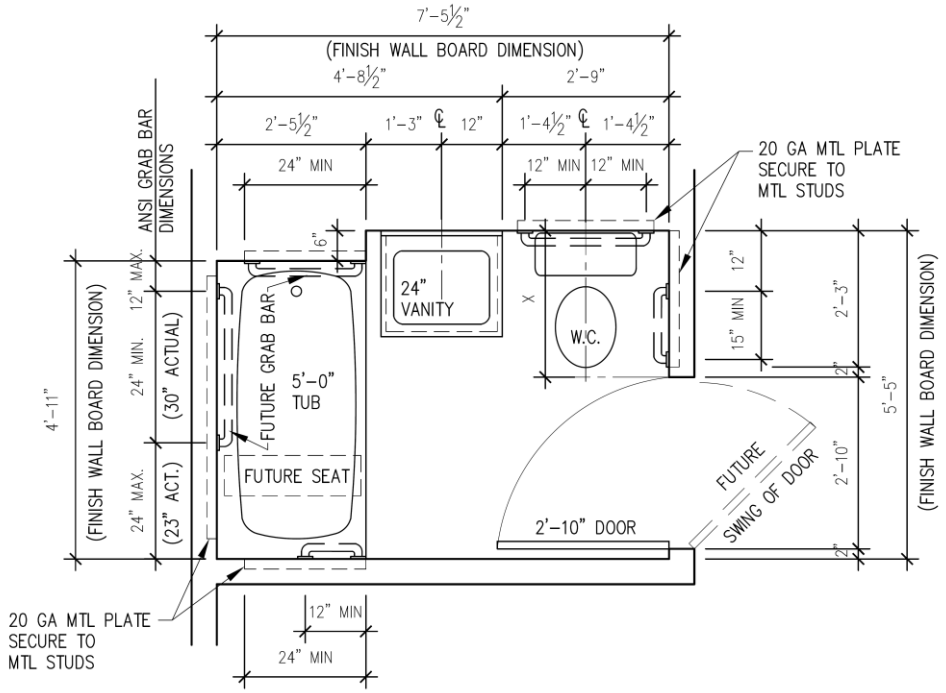


BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

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

'B2b'

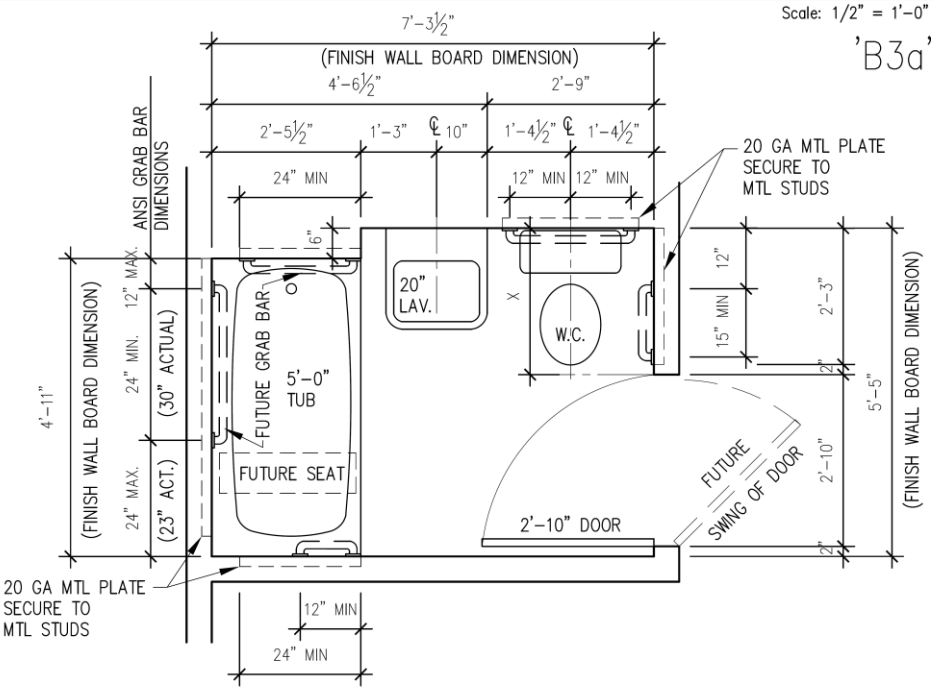
Figure 3



BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

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

'B3a'



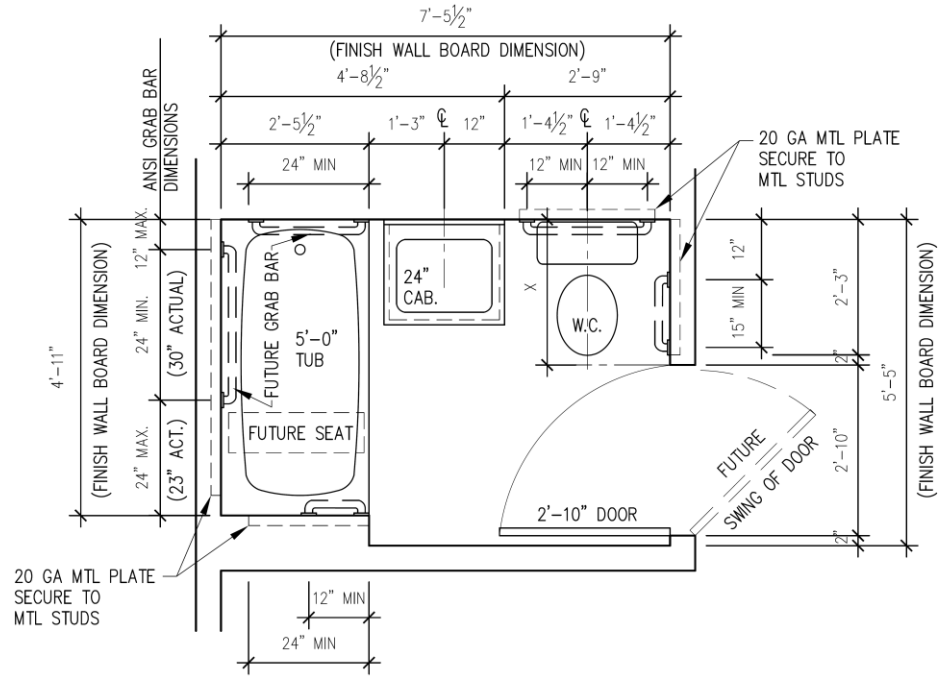
BATHROOM PLAN W/ 20" LAVATORY

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.

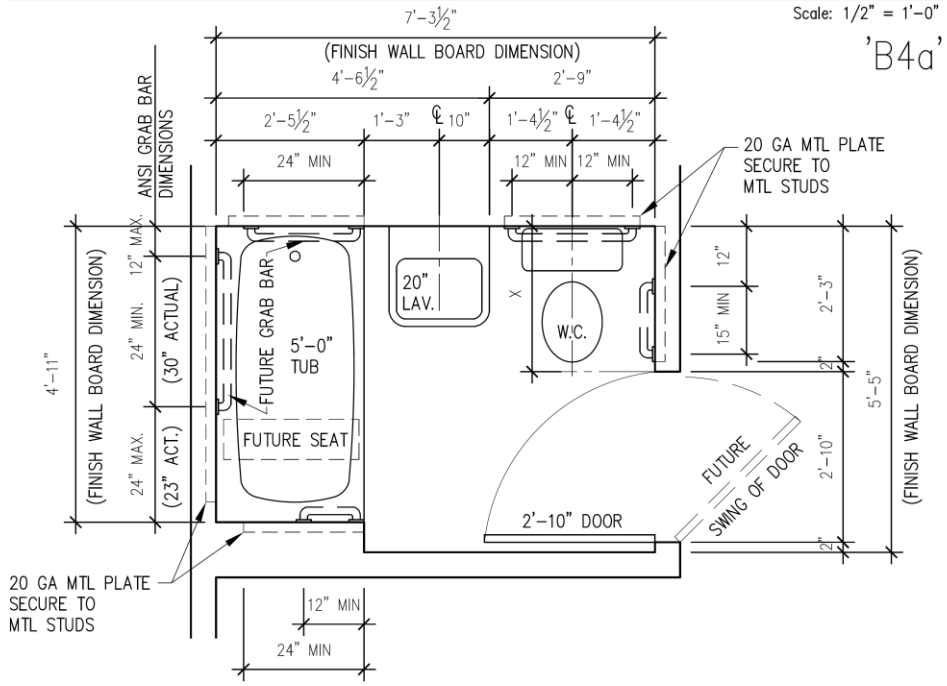
Figure 4



BATHROOM PLAN W/ 24" REMOVABLE VANITY CABINET

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

'B4a'



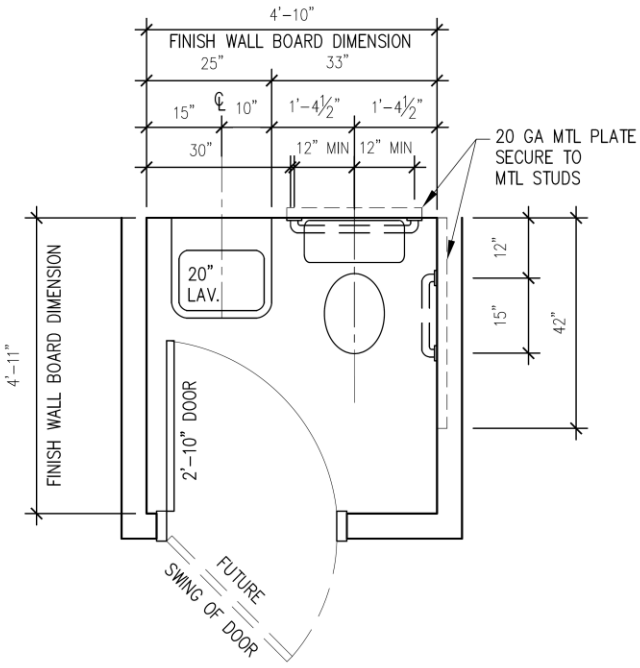
BATHROOM PLAN W/ 20" LAVATORY

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.

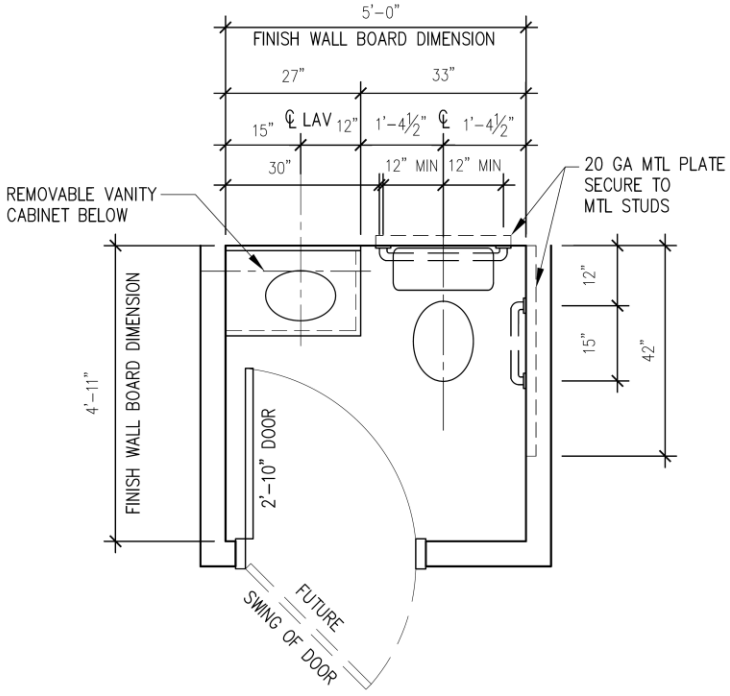
Figure 5



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.

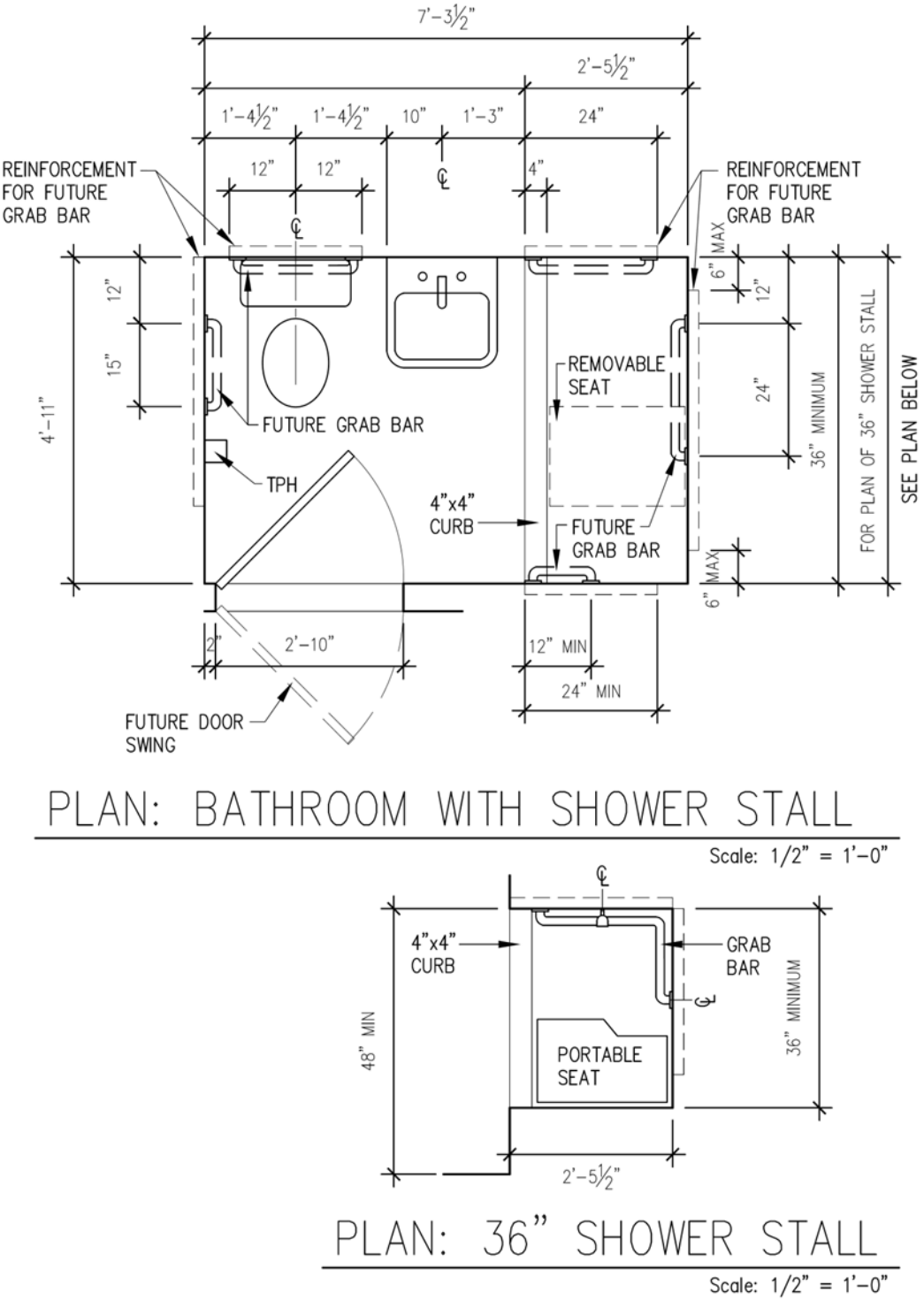
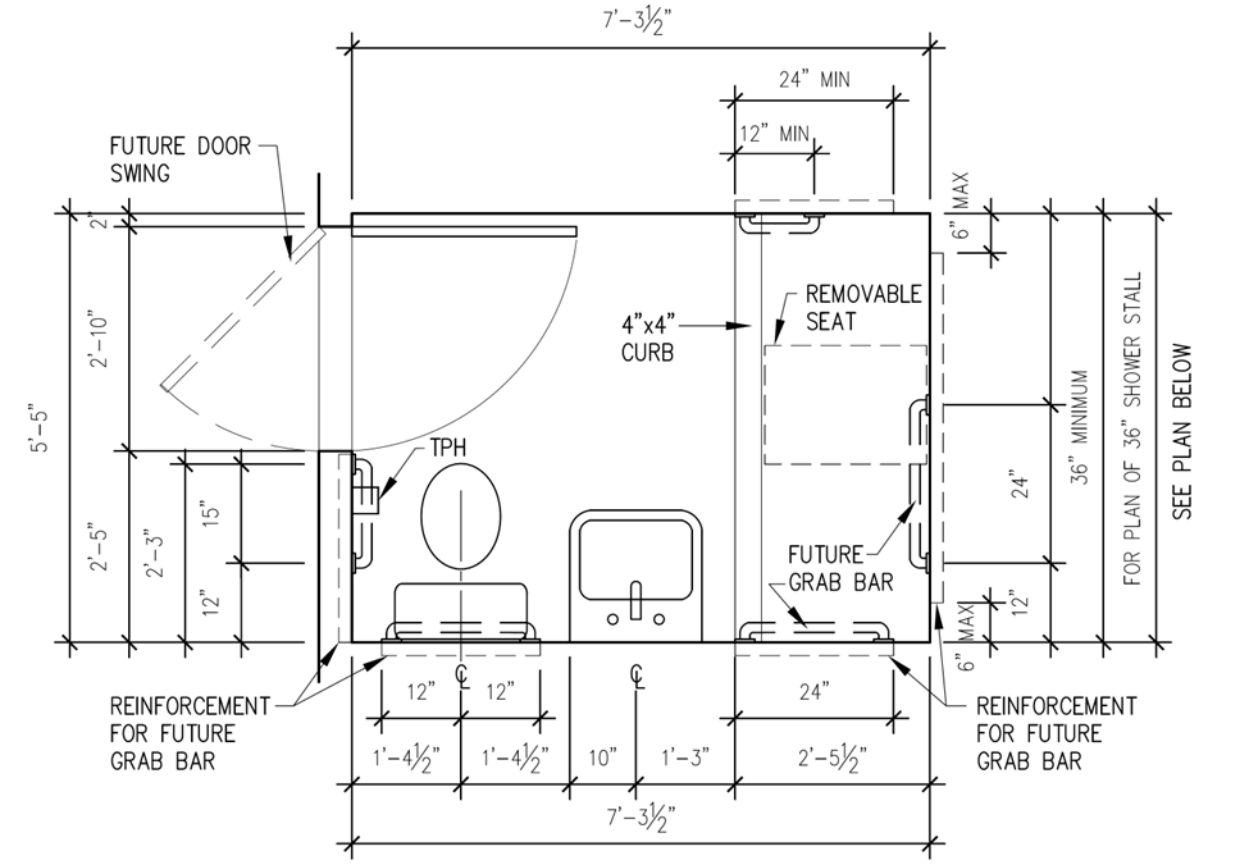
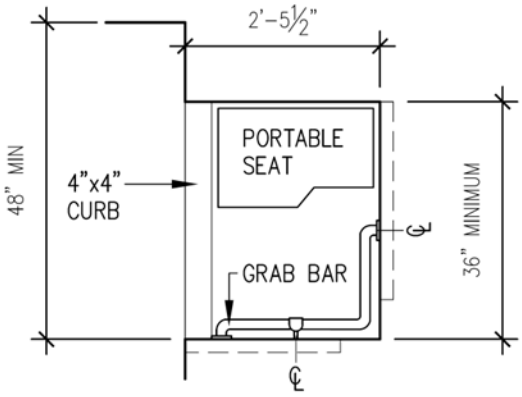


Figure 7



PLAN: BATHROOM WITH SHOWER STALL (SECONDARY BATHROOMS ONLY)

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



PLAN: 36" SHOWER STALL

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

Figure 8