

**Code Review Committee-Supported Responses**  
**August Questions of the Month**

1. A building or a tenant space that proposes to have a **restaurant with 10 or fewer occupants**, what would your jurisdiction allow?
  - a. Unisex restroom facility
  - b. One male restroom with a water closet and a lavatory and one female restroom with a water closet and a lavatory.
  - c. One male restroom with a water closet, a urinal and a lavatory and one female restroom with two water closets and a lavatory.

**Committee supported response: “a”** As per Exception No. 2 of CPC Section 412.3, one single-user, unisex restroom satisfies the requirement.

2. A building or a tenant space that proposes to have a **restaurant with a total floor area of 1,500 sq ft or less**, what would your jurisdiction allow?
  - a. Unisex restroom facility
  - b. One male restroom with a water closet and a lavatory and one female restroom with a water closet and a lavatory.
  - c. One male restroom with a water closet, a urinal and a lavatory and one female restroom with two water closets and a lavatory.

**Committee supported response: “c”** According to IAPMO, Exception No. 3 of CPC Section 412.3 does not apply to restaurants. Therefore, a restaurant with a customer occupant load not more than 10 (and having no more than 4 employees) may comply with one single-user, unisex restroom satisfies the requirement as per Footnote No. 16 to Table 4-1. However, if the customer occupant load is greater than 10, Section 412.3 requires separate facilities for men and women with one water closet and one urinal for men and two water closets for women even if the establishment is less than 1,500 ft<sup>2</sup>. Furthermore, the outside dining area is required by Footnote No. 16 to be included in determining the customer occupant load.

The committee believes that requiring a urinal and two additional water closets for a customer occupant load as low as 11 is too large of an incremental increase. Most of the jurisdictions represented at the committee meeting do not strictly enforce the requirement for restaurants in this size range. Therefore, the committee is referring this issue to the Code Development Committee.

3. A building or a tenant space that proposes to have a **restaurant with 90 or fewer occupants**, what would your jurisdiction allow?
- a. Unisex restroom facility
  - b. One male restroom with a water closet and a lavatory and one female restroom with a water closet and a lavatory.
  - c. One male restroom with a water closet, a urinal and a lavatory and one female restroom with two water closets and a lavatory.

**Committee supported response: “c”** Table 4-1 lists under “Restaurants, pubs and lounges” one water closet and one urinal for men and one water closet for women; however, Footnote No. 14 states that the number of water closets for women cannot be less than the total of water closets and urinals for men.

4. A building or a tenant space that proposes to have a **restaurant with 140 occupants**, what would your jurisdiction allow?
- a. One male restroom with a water closet and a lavatory, and one female restroom with a water closet and a lavatory.
  - b. One male restroom with a water closet, a urinal and a lavatory, and one female restroom with two water closets and a lavatory.
  - c. One male restroom with two water closets, a urinal and a lavatory, and one female restroom with two water closets and a lavatory.
  - d. One male restroom with two water closets, a urinal and a lavatory and one female restroom with three water closets and a lavatory.
  - e. One male restroom with two water closets, a urinal and a lavatory; one female restroom with three water closets and a lavatory; and a restroom with a water closet and a lavatory for employees.

**Committee supported response: “e”** CPC Section 412.6 requires that a food service establishment with an occupant load of 100 or more shall provide separate facilities for employees and customers.