

Manufactured Building

Wayne Goodwin | Commissioner of Insurance

Tim Bradley | Assistant State Fire Marshal

MEMORANDUM

DATE: July 12, 2012 (updates May 5, 2009 memo)

TO: Third Party Inspection Agencies

FROM: Alan D. Greene, P.E. -- Chief Building Code Consultant
Manufactured Building Division

RE: Accessible Restrooms in Modular Offices

The four *Exceptions* given in **Section 403.2, NC Plumbing Code, 2012 Edition**, allow for situations where separate restroom facilities are NOT required for each sex. These *Exceptions* apply to various kinds of buildings, but in the modular industry will probably most often come into play regarding modular offices. Where a single unisex toilet room is allowed, it must be handicapped accessible.

The question sometimes arises that, if an additional public use restroom is provided in the building, does it have to also be accessible? In other words, is it permissible to have one unisex accessible restroom and one unisex non-accessible restroom? The answer is “no”. When an additional restroom is provided, the exceptions allowed by **Section 403.2** are forfeited, so to speak. The Code Section that directly applies in this case is **Section 1109.2** of the *NC Building Code, 2012 Edition*:

Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

This means that, when the additional public use restroom is provided as described above, one restroom must be for men and one must be for women. Both must be accessible.

Attached is our memo of July 12, 2012 regarding the elimination of restroom facilities in modular buildings, subject to the conditions given in the memo. This is a reissue of an earlier memo dated May 5, 2009. Please note that the intent of this ruling was to address situations where NO restrooms are provided in the modular building, with the full knowledge and *prior* approval of the local jurisdiction that adequate facilities will be provided in a nearby existing building. It is not the intent of this memo that *part* of the required facilities may be furnished in the modular building and the *remainder* be in a nearby existing building.

Please see that all applicable plan reviews are in accordance with these guidelines. Thank you for your cooperation.

attachment

cc: Joseph H. Sadler, Jr., P.E. -- Deputy Director
C. Patrick Walker, P.E. -- Technical Services Manager

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DATE: July 12, 2012 (updates May 5, 2009 memo)

TO: Building Officials / Third Party Inspection Agencies/
Approved Modular Manufacturers

FROM: Alan D. Greene, P.E.
Chief Building Code Consultant
Manufactured Building Division

SUBJECT: Modularity without Restrooms

Restroom facilities must be provided in accordance **Section 403, North Carolina Plumbing Code, 2012 Edition**. It is acceptable to the Department of Insurance that a modular building be constructed without the required restroom facilities provided the structure is sited close enough to an existing building which contains sufficient facilities to accommodate the modular structure. *Acceptance of this arrangement is subject to the approval of the local building official.* Before a North Carolina Modular Validating Stamp may be attached to a modular unit which does not contain the required restroom facilities, the following two conditions must be met:

1. The following note must be placed on the plans: "Required restroom facilities will be provided on site in an adjacent building, subject to local inspection".
2. The following note must be placed on the building Data Plate: "Restrooms in adjacent buildings subject to local approval, or site installed subject to local inspection".