

The image features three large, light-colored restroom icons on a dark, textured background. From left to right, the icons represent a male figure, a female figure, and a person in a wheelchair. The icons are stylized and appear to be made of a light-colored material, possibly wood or plastic, with a slight shadow effect. The text "Commercial Restroom Products & ADA Compliance" is overlaid in the center in a bold, white, sans-serif font.

Commercial Restroom Products & ADA Compliance

Presenters



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Agenda

This webinar covers:

- Americans with Disabilities Act (ADA) overview
 - History
 - Scope
 - Enforcement
- Impact of ADA in the commercial restroom
 - Design
 - Product implications
 - Updated Access Board guidance
- Review by product type
- Where to get more information



What is ADA?

The Americans with Disabilities Act (ADA):

- Prohibits discrimination
- Guarantees that people with disabilities have the same opportunities as everyone else
- Modeled after the Civil Rights Act of 1964 prohibiting discrimination on the basis of race, color, religion, sex, or national origin
- Is an "equal opportunity" law for people with disabilities

To be protected by the ADA one must:

- Have a disability, which is defined by the ADA as a physical or mental impairment that substantially limits one or more major life activities
- Be a person who has a history or record of such an impairment
- Be a person who is perceived by others as having such an impairment

The ADA does not specifically name all of the impairments that are covered.



July 26, 1990

Who Makes & Enforces ADA Rules?

The United States Access Board and the US Department of Justice

History

1968 – Architectural Barriers Act (ABA) makes federal facilities accessible to people with disabilities

1973 – The [United States Access Board](#) created as an **independent federal agency** to develop and enforce accessibility standards

1982 – The Access Board publishes the first comprehensive “Minimum Guidelines for Accessible Design”

1990 – The ADA expands the responsibilities of the Access Board beyond federal facilities to include airports, bus and rail stations, and many other public and private facilities – not just those funded by the government. Electronics, information technology, and medical diagnostic equipment added later



ADA Applicability

Standards

2010 - The Americans with Disabilities Act was revised to adopt regulation for enforceable accessibility standards called the [2010 ADA Standards for Accessible Design](#)

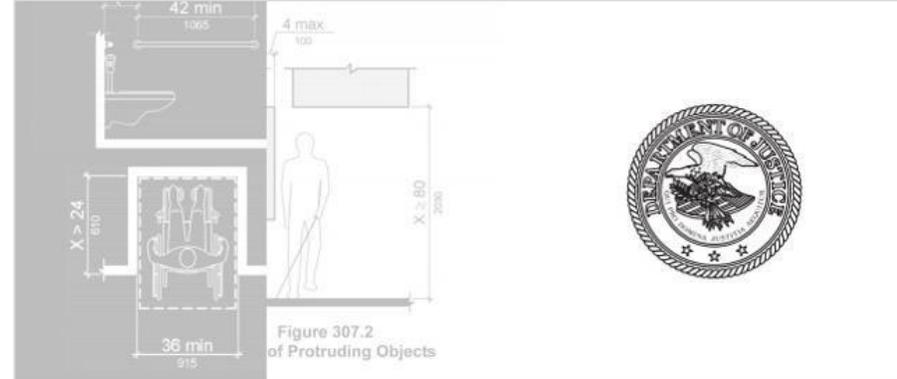
The 2010 Standard was required for:

- New construction
- Alterations
- Program accessibility
- Barrier removal

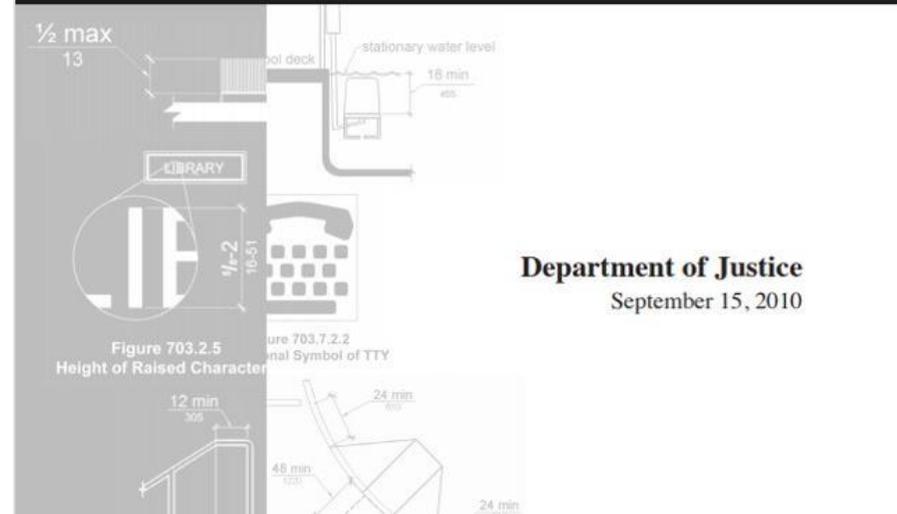
Applicability

- Title II - All services, programs, and activities provided or made available by public entities
- Title III - [Public accommodation](#), commercial facility, or private entity that offers examinations or courses related to applications, licensing, certification, or credentialing for secondary or postsecondary education, professional, or trade purposes

Businesses that provide goods or services to the public are called “public accommodations”



Guidance on the 2010 ADA Standards for Accessible Design



Department of Justice
September 15, 2010

ADA Enforcement & Penalties

Identification of Non-compliance

- AHJ (Authority Having Jurisdiction)
- Inspectors
- Citizen or Employee Complaint alleging disability discrimination

Enforcement

- US Department of Justice civil lawsuit
- Private lawsuits
- Mediation

Penalties

- \$75,000 for 1st violation
- \$150,000 for subsequent violations
- Lawsuits



ADA Obligations to Comply & Common Misconceptions

Who is obligated to comply?

- Manufacturer is responsible for product design
- Contractor / Installer is responsible for installation
- Architect / Engineer is responsible for spatial design
- Building Owner is responsible for maintenance

Common ADA misconceptions

- *“ADA lawsuits are flooding the courts”*
- *“No disabled persons will use this space”*
- *“It’s close enough”*
- *“I can fix it after someone complains”*



ADA Enforcement Examples



USDOJ vs CT Dept. of Transportation

Train Station required to make toilet rooms accessible



USDOJ vs CT Hotel

Adjustment of paper towel, soap and feminine products dispensers in lobby restrooms to ADA height



USDOJ vs CT Hotel

18 months to completely renovate lobby toilets



USDOJ vs CT Hotel

30 days to submit plans for compliant public restroom doors, grab bars, toilet height, stall space, door pulls, urinal height, lavatory heights and clearances, towel dispensers, and signs

Our Objective

To provide you with Sloan product-related information that will help you be ADA-compliant.



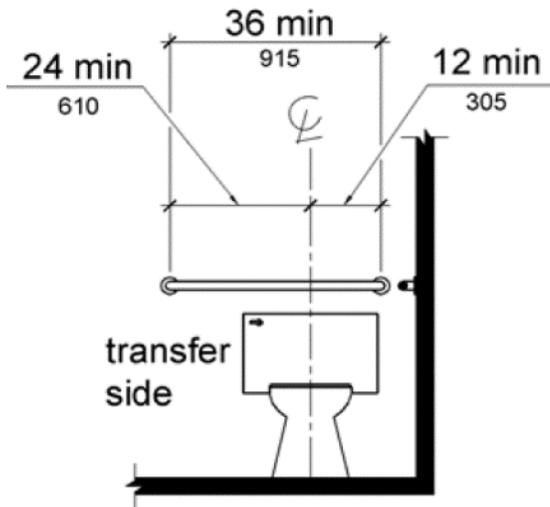
Dr. Anthony Fauci, Director, National Institute of Allergy and Infectious Diseases washes his hands in the White House using a [Sloan EBF85 Automatic Sensor Faucet](#)

Toilets & Grab Bars

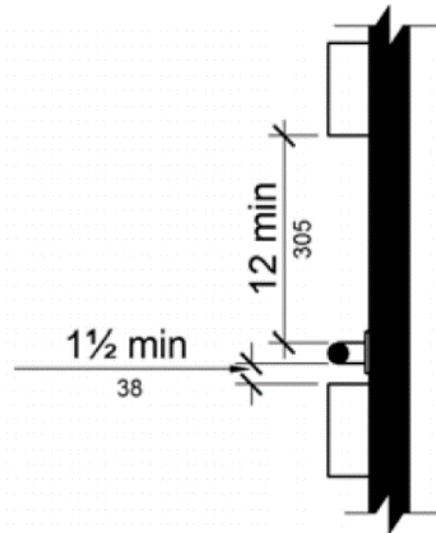


Water Closet Grab Bars

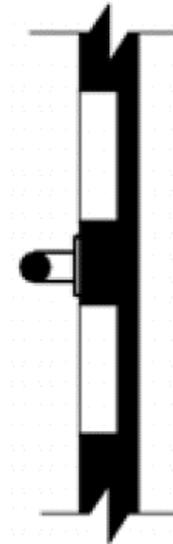
Excerpts from 2010 ADA Standards for Accessible Design



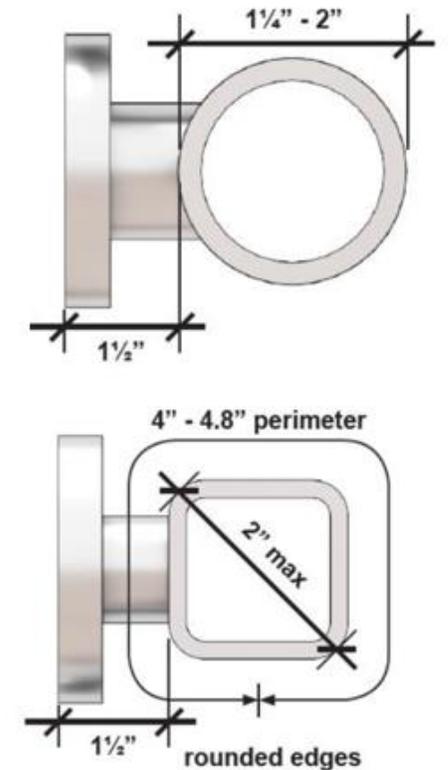
“Rear Wall Grab Bar at Water Closets”



“Spacing of Grab Bars – Projecting Objects”



“Spacing of Grab Bars – Recessed Objects”

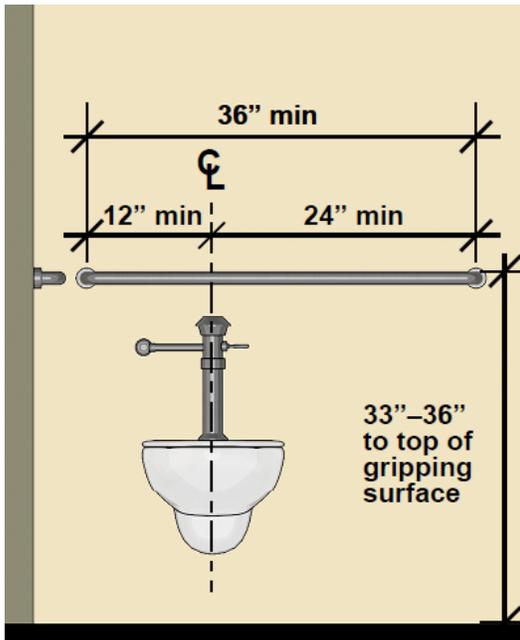


“Water Closet Grab Bars – Cross Section and Clearance”

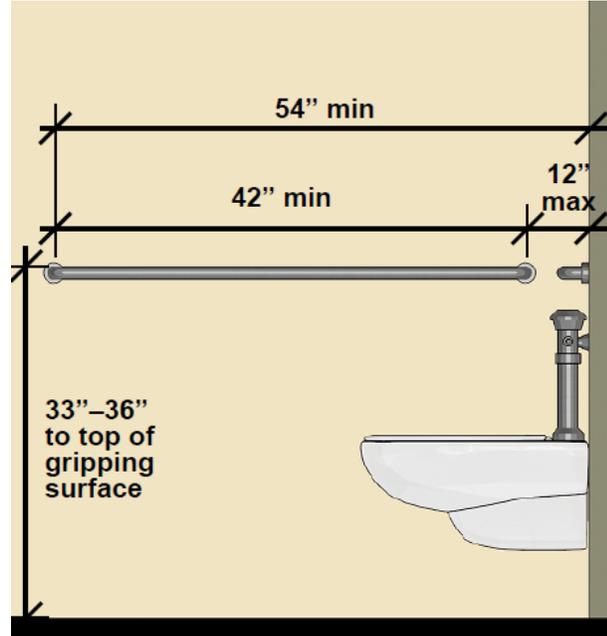
Guidance is incomplete – requires clarification

Water Closet Grab Bars

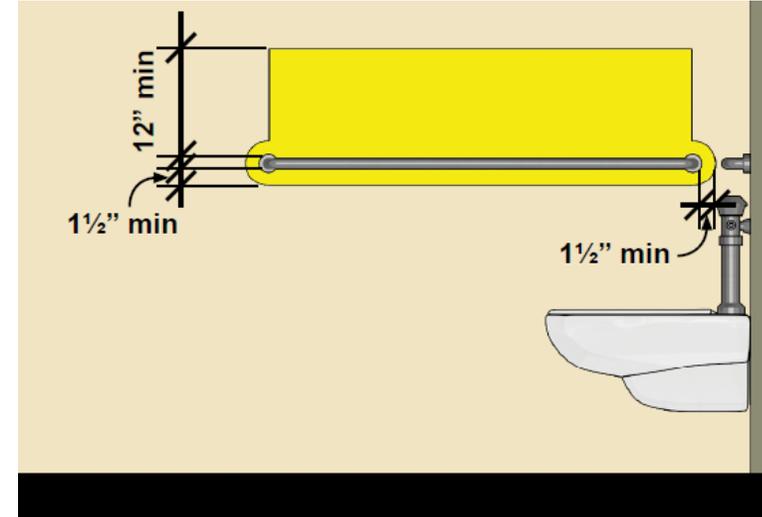
Updated US Access Board Guidance for Flushometer Toilets



“Rear Wall Grab Bar”



“Side Wall Grab Bar”



“Minimum Clearance”



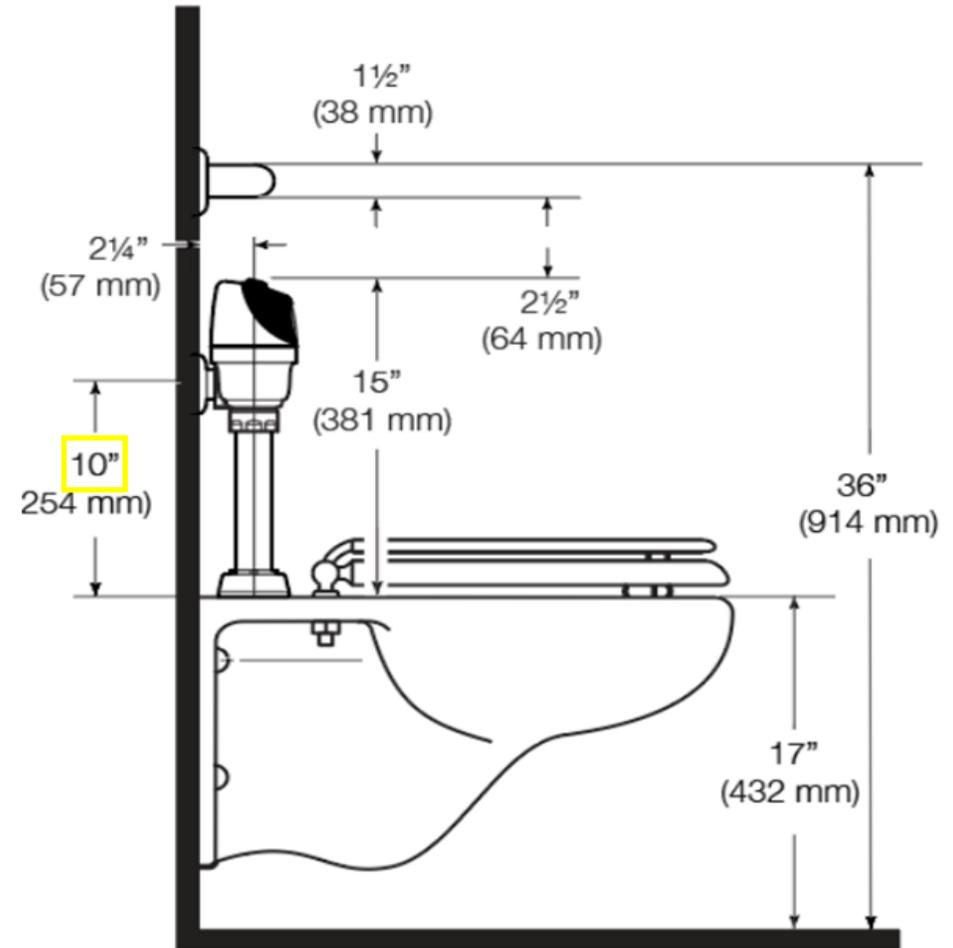
“..so that reach and use of grab bars is not impeded”

Some Considerations before We Get Started...

- Grab bar heights are measured to the top of the gripping surface
- When ranges in heights are provided, attention should be given to the optimal product for compliance
- Enforcement is not always consistent but we strive to provide solutions



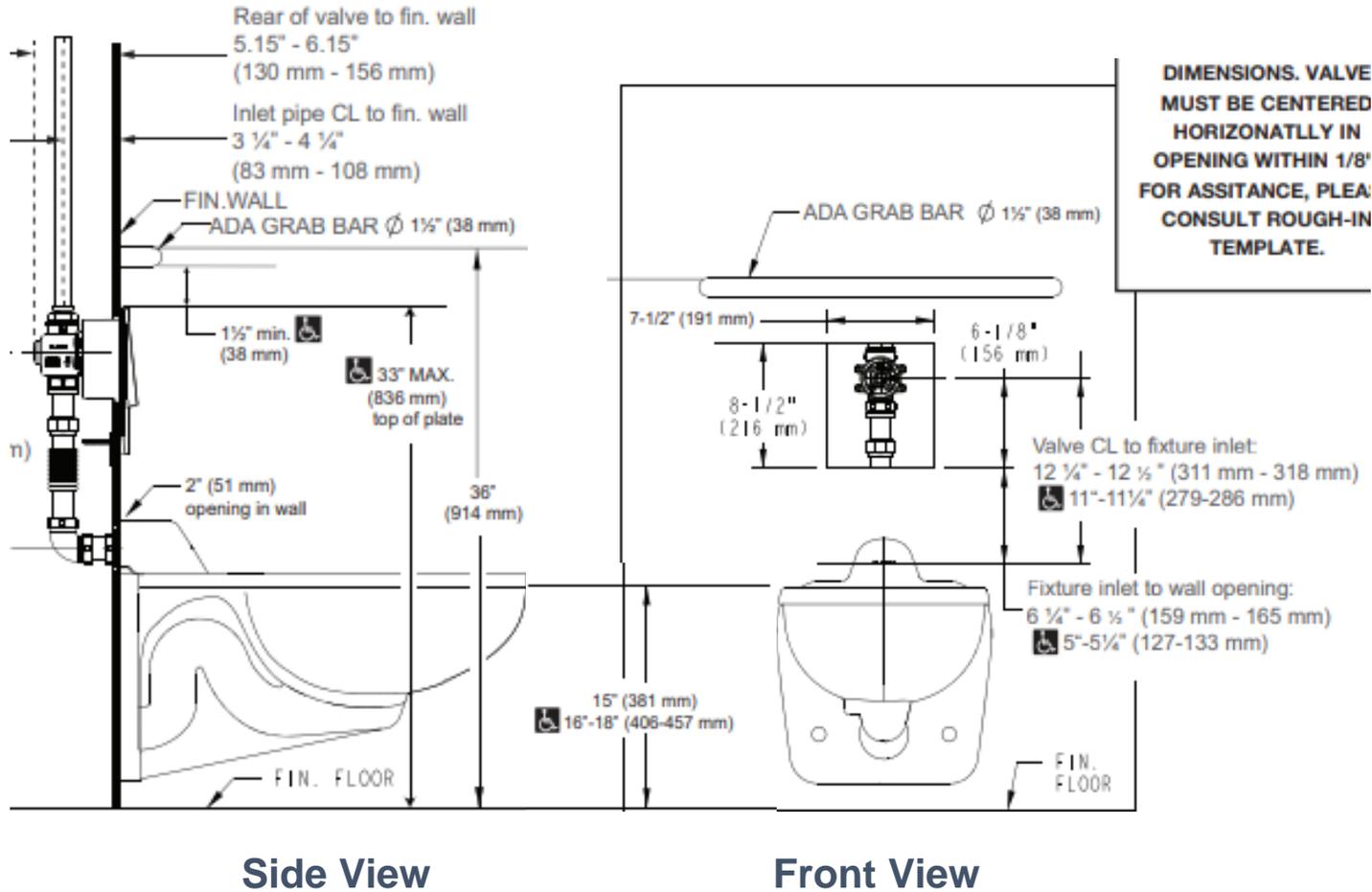
Exposed Flushometer Solutions



Concealed Flushometer and Sensor Solutions



CX Valve – A Complete Solution



Access Board Guidance Q&A March 2020

Q. How can conflicts between the rear grab bar and the required location of flush controls be resolved?

A. If plumbing codes require a flush control location that conflicts with the rear grab bar, the grab bar may be split or shifted to the open side. This is permitted only where applicable codes mandate flush controls in such a location.

Q. Are automatic (motion sensor) flush controls required to be on the open side of the water closet?

A. No. Motion activated flush controls are not required to be on the open side of the water closet. If a water closet has a manual flush control in addition to a motion activated one, it is recommended, but not required, that the manual control be located on the open side of the water closet. Manual flush controls, even those intended for custodian use, are helpful at water closets and urinals when the motion sensor fails to activate.

Q. Are flush controls located on valves, walls, or tanks that are centered on the fixture compliant (i.e., on the open side)?

A. Manual flush controls, including push buttons, must be usable from a point between the centerline and the open side of the fixture. A portion of the control can be outside the range if it is usable without having to reach beyond the water closet centerline from the open side.

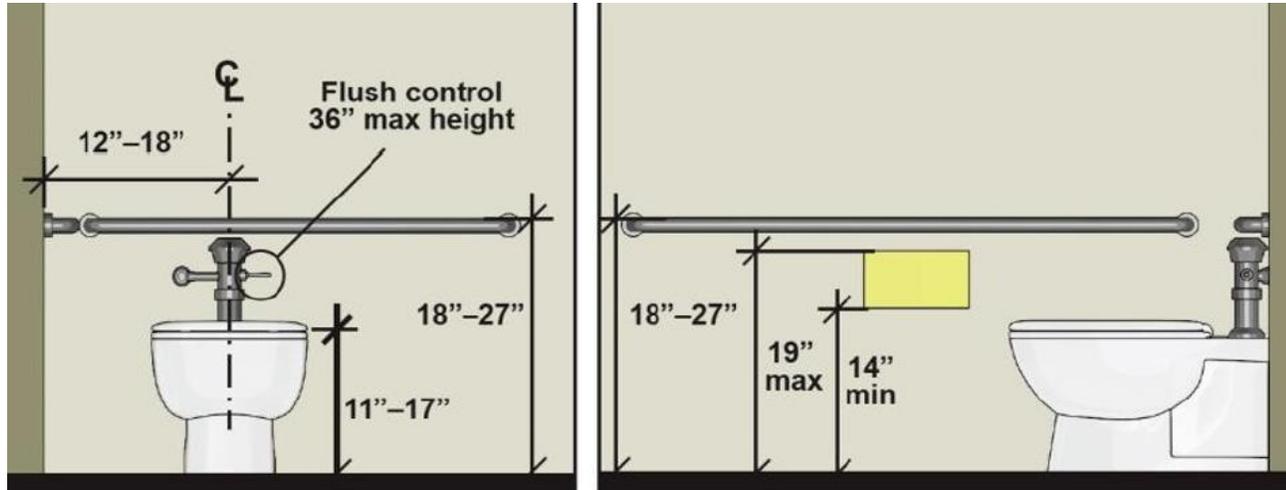




Children's Toilets & Grab Bars

Children's Toilet Requirement

Current ADA Guideline

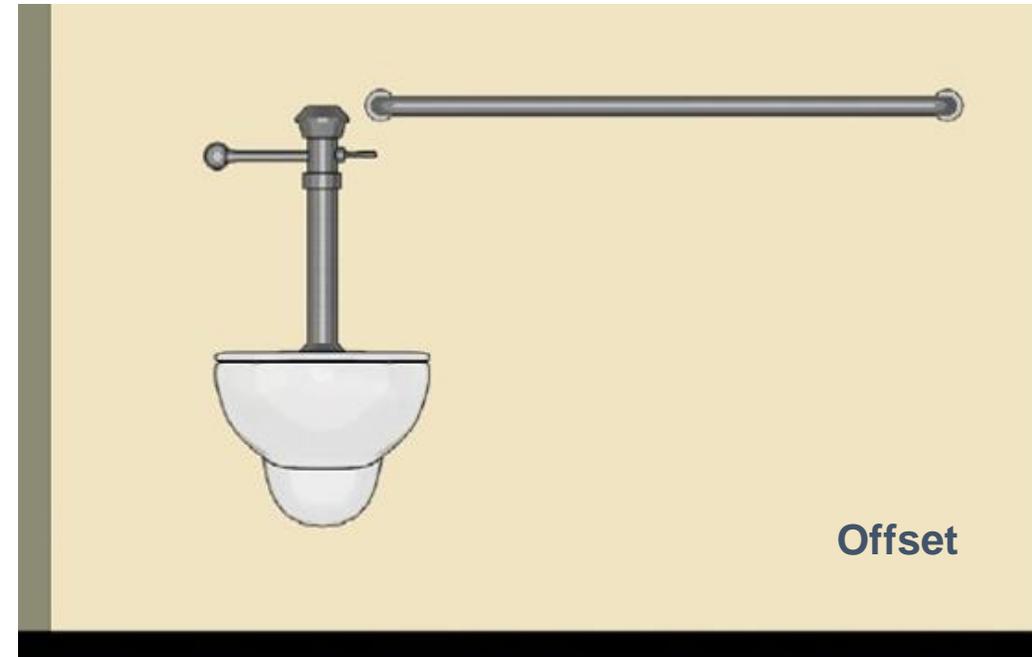


- This table has never been implemented
- There are no products available to meet these specific heights
- **Split and offset grab bars are the only options**

Advisory (Non-Mandatory) Specifications by Age Group			
	3 & 4	5 through 8	9 through 12
Water Closet Centerline	12"	12" – 15"	15" – 18"
Toilet Seat Height	11" – 12"	12" – 15"	15" – 17"
Grab Bar Height	18" – 20"	20" – 25"	25" – 27"
Dispenser Height	14"	14" – 17"	17" – 19"

Many architects dislike split grab bars

Split and Offset Grab Bars

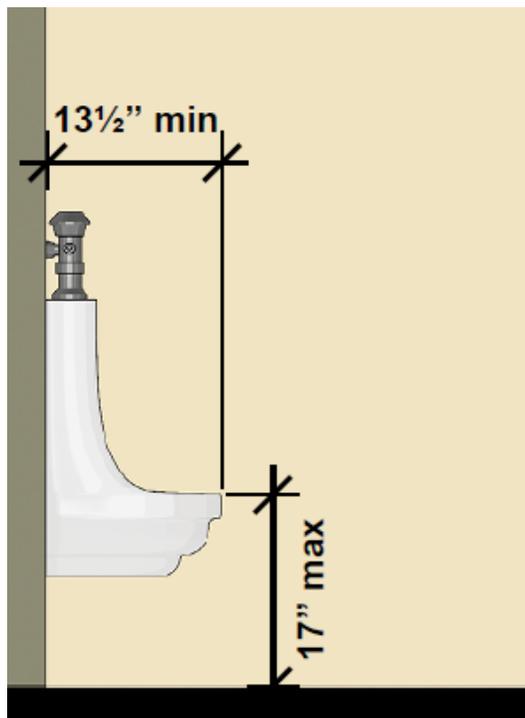


Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, that grab bar shall be permitted to be split or shifted to the open side of the toilet area. - *US Access Board*

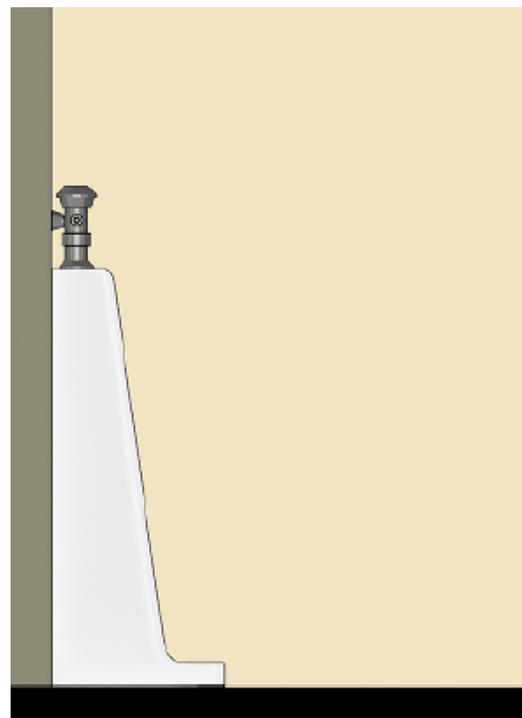
Urinals



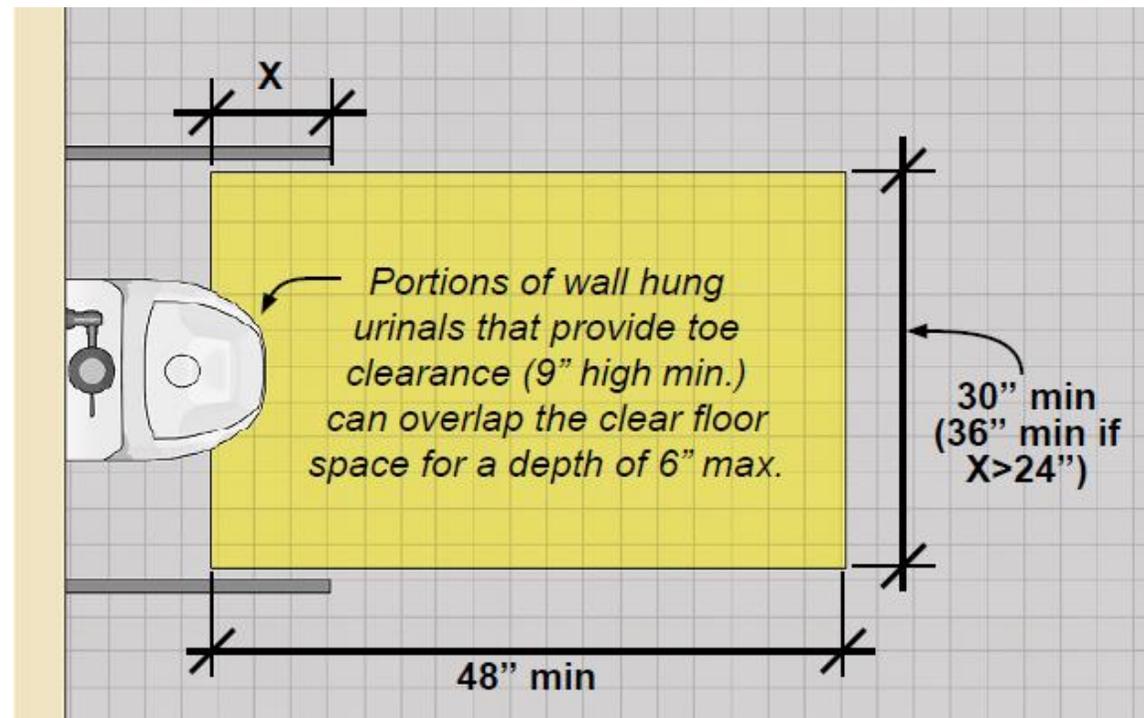
ADA Urinals



Max. 17" from floor; any rim height less than 17" is in full compliance. Must project at least 13.5" from wall.



Older stall-type urinals installed in floor comply



Overlap

Lavatories & Sinks

ADA Lavatories & Sinks



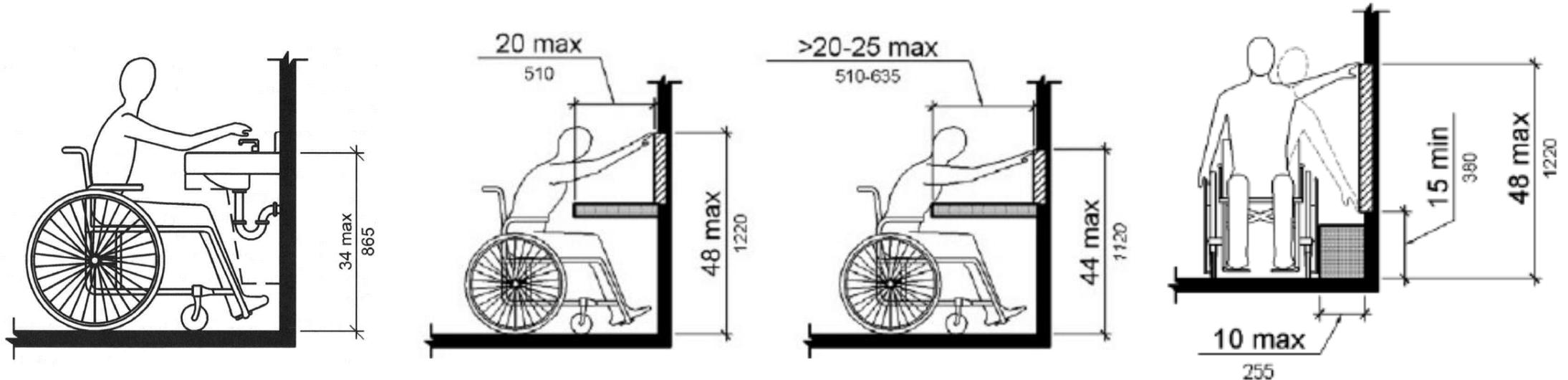
- Wheelchair clear floor space directly in front of fixture at least 30” wide and 48” long
- Clear floor space underneath lavatory no less than 17” and no greater than 25”
- Lavatory or counter surface not more than 34” above finished floor
- Fixture must include knee/toe clearances
- Insulated or covered exposed pipes to prevent injury

Exposed Pipes & Surfaces

- Water supply and drain pipes under lavatories and sinks should be insulated or otherwise configured to protect against contact
- There should be no sharp or abrasive surfaces under lavatories and sinks
- If angle brackets are used for mounting, the design must include a cover or element of insulation around the P trap and water stops
- Most designers will meet this requirement by including an enclosure (stainless steel or cabinet style)



ADA Restroom Lavatory & Accessory Height & Reach



Height of Lavatories and Sinks

Wheelchair-accessible lavatories must be less than 7" thick

Lavatory or counter surface mounted max 34" above finished floor

Allows for 27" knee clearance

Obstructed High Forward Reach

Mounting heights for restroom accessories should be not more than 44" to 48" depending on counter depth

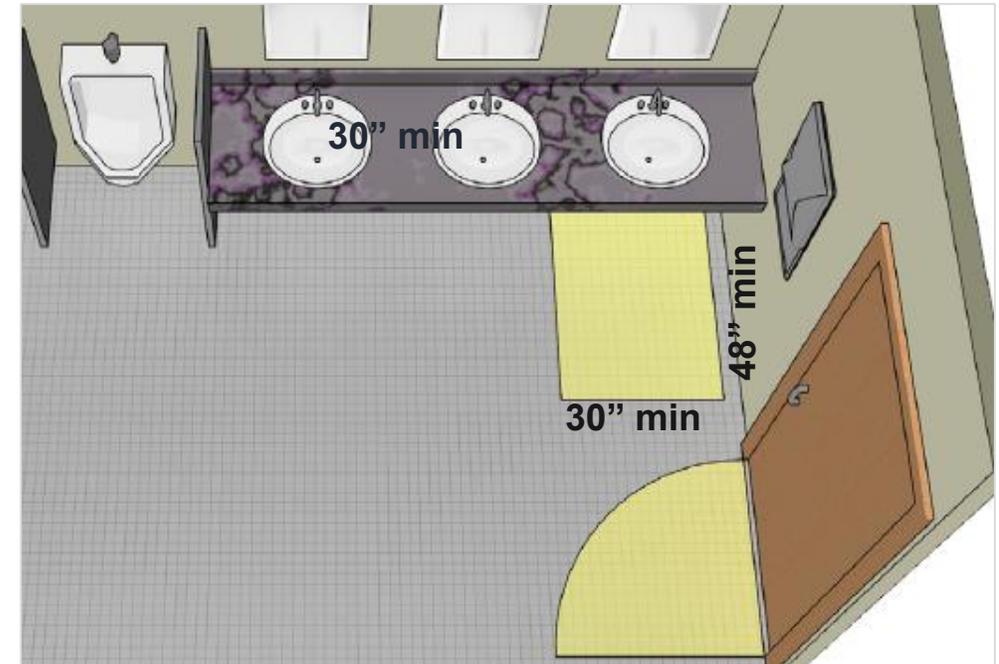
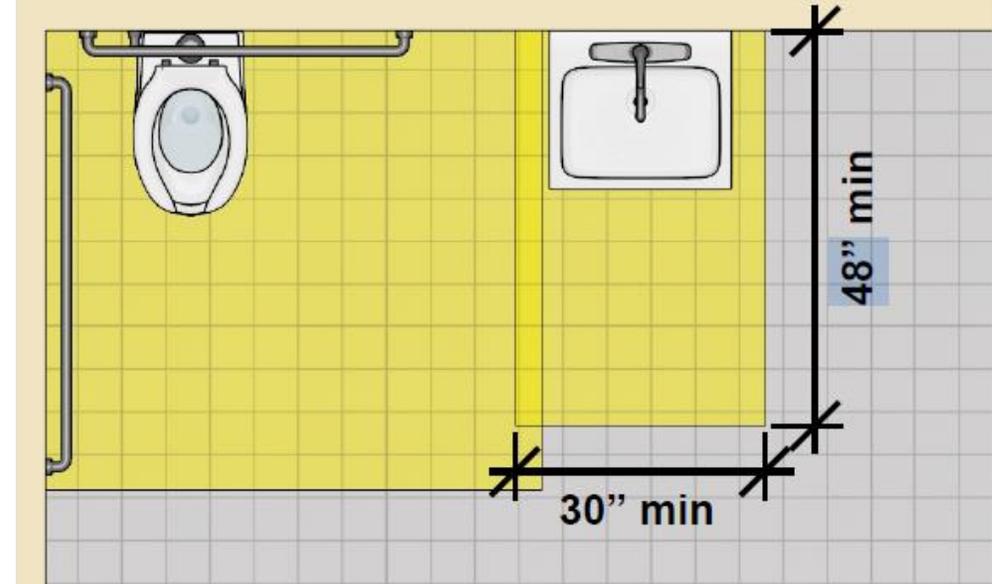
- Faucets
- Paper towel dispensers
- Soap dispensers
- Hand dryers
- Mirrors
- Waste receptacles

Obstructed Side Reach

For wall or counter-mounted fixtures, how far away user is from fixture determines how high fixture can be located

ADA Floor Space

- Wheelchair clear floor space directly in front of fixture at least 30" wide and 48" long
- The clear floor space needed by the sink can go all the way to the wall as long as there is no obstruction. This is especially critical for larger sinks
- There needs to be at least one station that has 30 inches of clear space from left to right
- Many plumbing codes require 30 inches between every station of the sink



Deck-mounted Faucets, Soap Dispensers, & Hand Dryers



ADA Faucets, Soap Dispensers & Hand Dryers

- User activates without tight grasping, pinching or twisting of the wrist, and with no more than 5 lbs of pressure
- Operating components of faucet no higher than 48" from ground
- Sensor-activated faucets improve user accessibility and comply with ADA

On-deck accessibility



Wall-mounted Hand Dryers



Wall-mounted Hand Dryer Design Considerations

Suggested mounting heights for ideal performance (from floor to bottom of dryer):

- Men: 45" (114 cm)
- Women: 43" (109 cm)
- Teenagers: 41" (104 cm)
- Children: 35" (89 cm)
- ADA: Mounting heights for restroom accessories should be not more than 44" to 48" depending on counter depth

Note: When mounting for any user, ensure that it is mounted below the 48" ADA maximum

Quantity recommendations:

- One dryer for every two sink stations is sufficient for most applications
- For high-traffic applications, one dryer per sink station is suggested

Optional add-ons for hand dryers:

- Recess kit for ADA compliance
- Noise reduction nozzle to reduce the decibel level by 9dB (but increases dry time by approximately 3 seconds)
- Wall guards to protect walls from splashes





Mirrors

Access Board Guidance Q&A



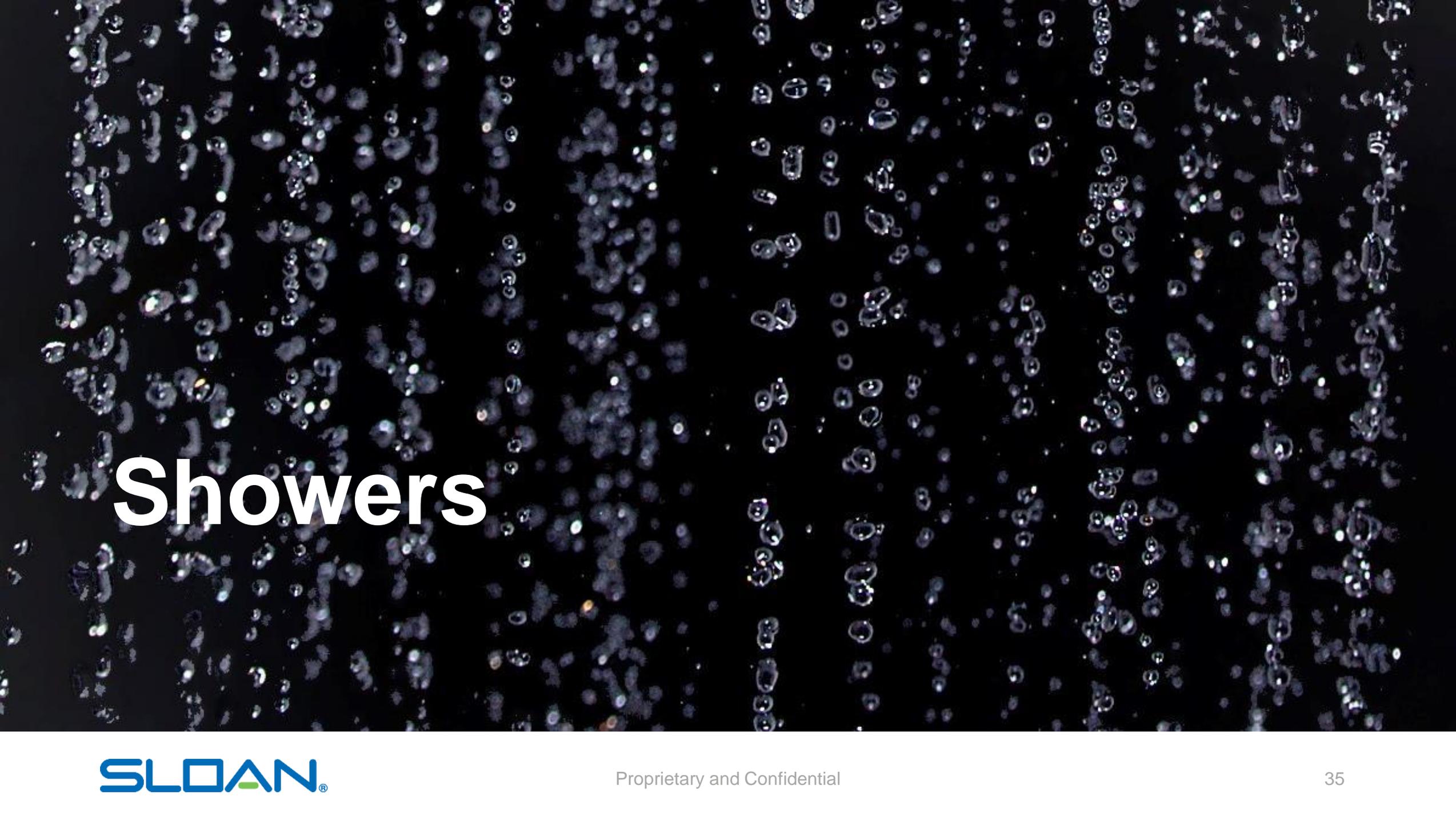
Q. Can accessible mirrors be located above lavatories?

A. Accessible mirrors can be located above lavatories or countertops if the bottom of the reflecting surface is 40" max. above the finish floor (§603.3). The bottom of the reflecting surface of mirrors not located above lavatories or countertops must be 35" max. above the finish floor.

Q. If a toilet room has a full-length mirror and a mirror above a countertop or lavatory, must both types comply?

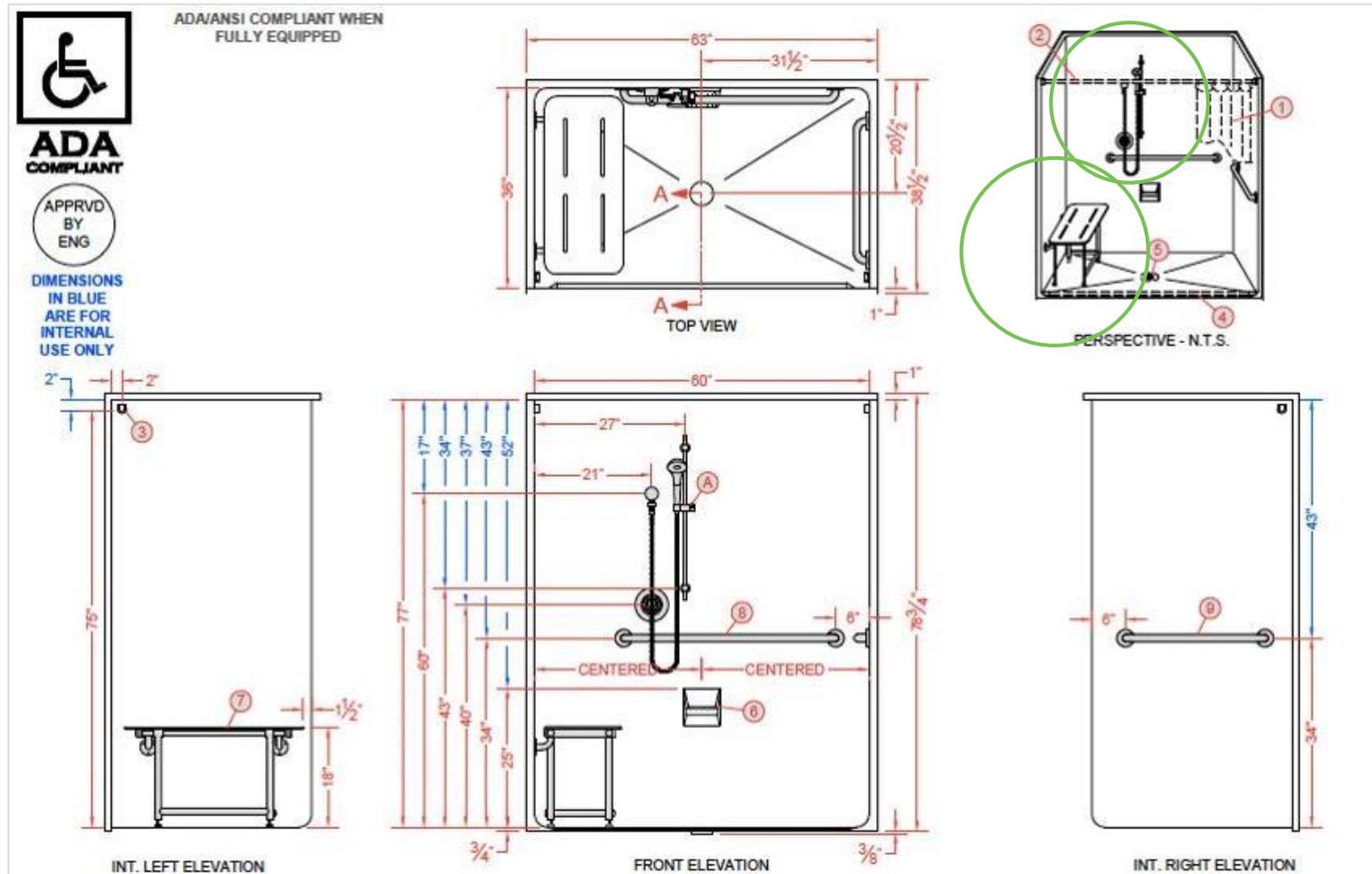
A. No. The Standards require only one mirror in a toilet room to comply. If mirrors are provided above lavatories or counters and at other locations in a toilet room, it is advisable, but not required, that one of each type comply.





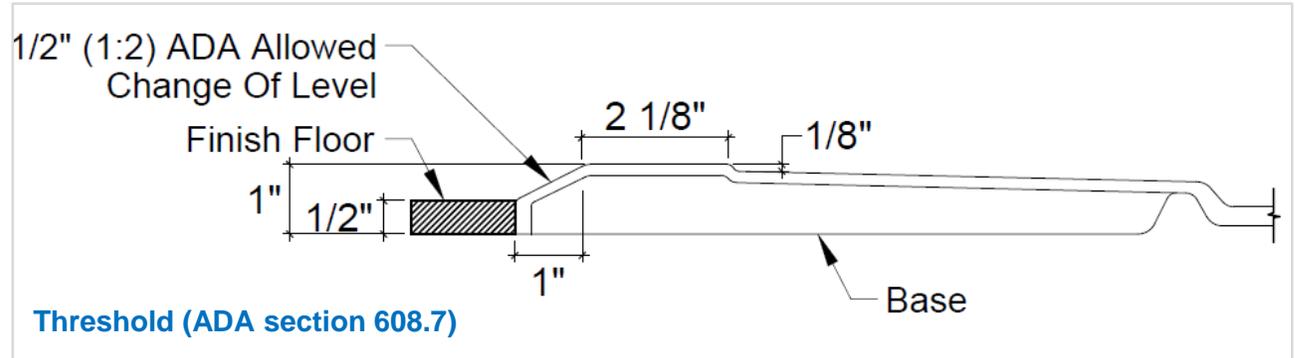
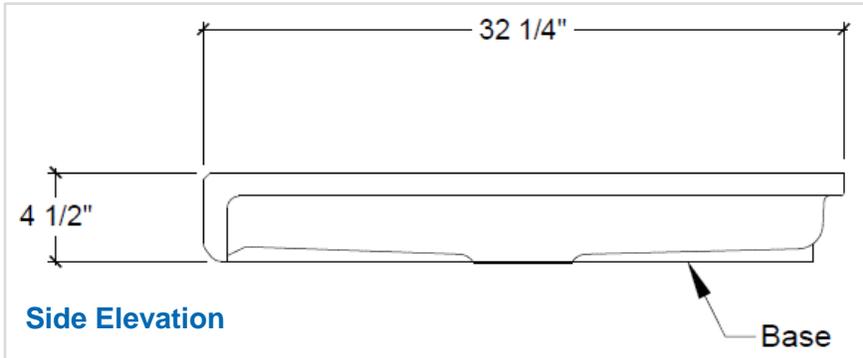
Showers

ADA Showers



Drawings courtesy of barrierfree.org

Zero Threshold Shower Pans



For More Resources

[ADA Standards For Accessible Design](#)

[ADA Checklist for Existing Facilities](#)

[The United States Access Board Homepage](#)

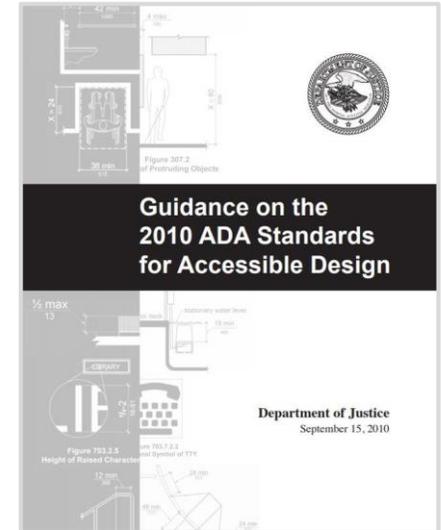
[The United States Access Board Guidance for Toilet Rooms](#)

[Sloan CEU Courses](#)

[Sink Selection for Sustainability and Accessibility](#)

[Specifying Plumbing Fixtures for K-12 and Higher Education Facilities](#)

[Selecting Plumbing Fixtures for Commercial Restrooms in Healthcare Facilities](#)



Find your local Sloan representative for more information

Sloan Rep Locator tool

- Local code knowledge
- Familiarity with existing sites
- Product knowledge
- Available for onsite consultation

Sloan Customer Care Center

Phone: 800.982.5839

Hours: 7:00 AM - 5:00 PM (CST) Monday – Friday

customer.service@sloan.com

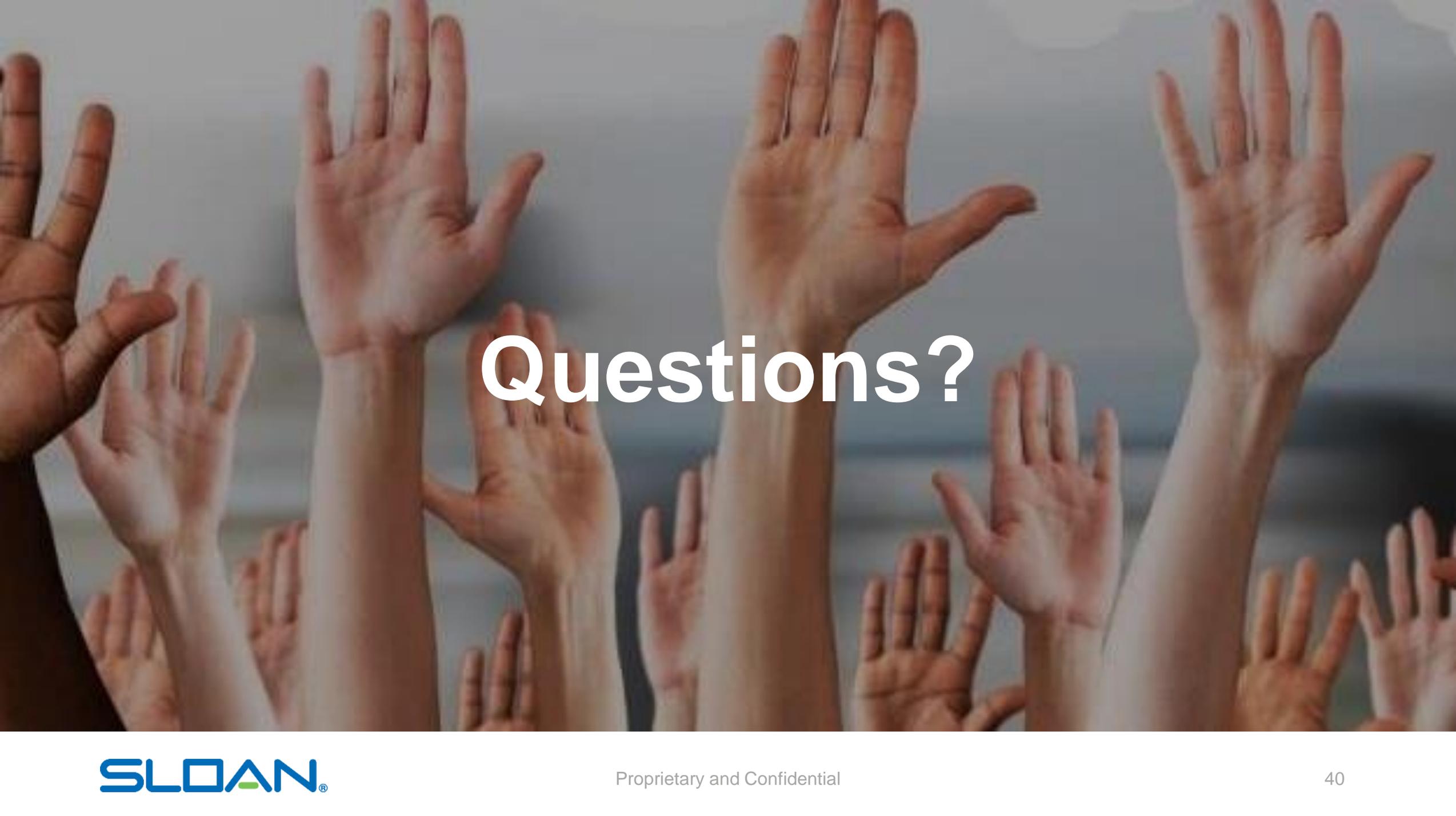
Sloan Technical Support

P: 888.756.2614

F: 800.737.3061

techsupport@sloan.com





Questions?

Upcoming Sloan Training Webinars



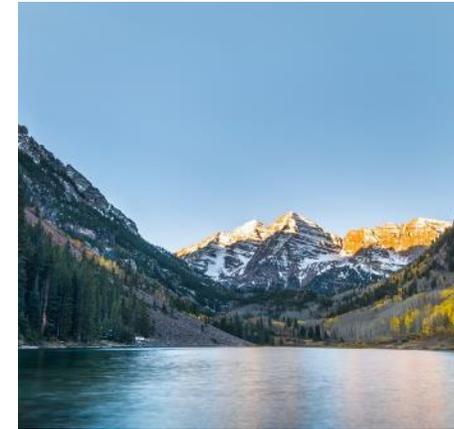
July 2nd

Flushometer Care and
Maintenance Part 1 –
Manual Diaphragm Units



July 9th

Power Supply Options
and Installation
Recommendations for
Sloan Sensor Faucets



July 16th

Sustainability and Sloan
Commercial Restroom
Products

Training Comments, Questions, or Suggestions?

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