

1.0 **GENERAL**

1.1 **Related Work and UBC Guidelines**

- .1 Section 06 10 00 Rough Carpentry – backing for toilet and shower accessories.
- .2 Section 10 21 13 Toilet Compartments
- .3 Section 22 40 00 Plumbing Fixtures – plumbing fixtures and use of motion sensor-activated fixtures
- .4 [UBC Inclusive Washroom Guidelines](#)
- .5 [UBC Solid Waste Infrastructure Guidelines](#)

1.2 **Description**

- .1 Section includes toilet and shower accessories.

1.3 **Coordination**

- .1 The Guidelines apply to all work completed within buildings on both UBC Vancouver and UBC Okanagan campuses unless stated otherwise.
- .2 In instances where conflicts are found between these guidelines and provincial regulations or codes, please notify the UBCV Technical Review Team Architect and UBCO Facilities Management.
- .3 These guidelines are intended to be read by design consultants and their content integrated into construction drawings and specifications. Construction documents are not to reference the technical guidelines directly.
- .4 The Coordinating Registered Professional (CRP) is required to coordinate these requirements with other disciplines.

1.4 **Submittals**

- .1 Submittals in O&M manual:
 - .1 Final reviewed shop drawings, complete with specified finishes and maintenance requirements.
- .2 Handover/ Turn-Over Procedures
 - .1 Final cleaning inspection to be conducted by a Facilities Custodial Services Representative prior to occupancy.
 - .2 Cleaning and floor finishing work to be performed to Facilities Custodial Services Standards.

2.0 **DESIGN AND PERFORMANCE REQUIREMENTS**

2.1 **Design Requirements**

- .1 Double toilet roll dispensers are to be used in all washroom types. Although a single toilet roll dispenser type has been provided, a single roll toilet dispenser can be used only where absolutely required. Installation of single toilet roll dispensers will require a variance request. A variance will be granted only if acceptable to Facilities Custodial Services.
- .2 In new construction or major renovations, provide the required electrical wiring for hand dryers and terminate the wiring in a suitable location in a junction box recessed in the wall with a stainless steel decorative cover plate (close to the sinks). For hand dryer type, see paragraph 3.1.8..
- .3 Ensure sufficient backing for secure mounting of accessories is provided.

2.2 **Performance Requirements – Not Used**

3.0 MATERIALS

3.1 Product Selection

- .1 Double Toilet Roll Dispensers
 - .1 Kimberley Clarke Professional, 09551 Twin Toilet Tissue Dispenser
 - .2 Colour: Black/Smoke
 - .3 Unit Size: 20.43" x 13.12" x 5.8" (51.9 cm x 33.3 cm x 14.7 cm)

- .2 Single Toilet Roll Dispensers
 - .1 San Jamar, R2090TBK Oceans 9" Single Roll Jumbo Toilet Tissue Dispenser
 - .2 Colour: Black Pearl
 - .3 Single toilet tissue dispensers are to be used only if acceptable to Facilities Custodial Services. Consult with the UBCV Technical Review Team Architect for such installations first.

- .3 Soap Dispensers
 - .1 Veritiv Supply, Purell FMX 20 (SKU 5234-06)
 - .2 Colour: Graphite/Metallic.
 - .3 Dispenser type: 2000ml
 - .4 Dispensing system using a refillable dispenser with front button operated valve.
 - .5 Product refill 2000ml Purell Healthy Soap SKU 5572-02
 - .6 Install at a location in reach of seated position in front of lavatory.

- .4 Sanitary Napkin Dispensers
 - .1 Frost Products Limited, Double Combo, Frost ref. # 608-3 in stainless steel.
 - .2 Mechanism shall be 25 cent.
 - .3 Product must be on FREE vend system only. Require coinless units only.
 - .4 Note: In accessible washrooms, accessible toilet compartments and compartments for persons with limited mobility, install within reach of toilet seat and located so as to maintain toilet compartment and grab bar clearances required by the BC Building Code.

- .5 Sanitary Napkin Disposal Bins
 - .1 Frost Products Ltd., # 622.
 - .2 Colour: Brushed stainless steel.
 - .3 Note: In accessible washrooms, accessible toilet compartments and compartments for persons with limited mobility, install within reach of toilet seat and located so as to maintain toilet compartment and grab bar clearances required by the BC Building Code.

- .6 Grab Bars
 - .1 Installed as per latest edition of BCBC requirements with tamper-proof fasteners and non-slip surface.

- .7 Garbage Containers (Large)
 - .1 Rubbermaid Marshall Classic Container # 8170-88.
 - .2 Colour: Black.
 - .3 Unit size: 18' x 42" high, 23lb./10.4Kg.
 - .4 This garbage bin type to be purchased for washrooms with paper towel dispensers or baby change tables only.
 - .5 Wall-mounted and millwork-installed garbage containers are not allowed.
 - .6 Garbage container must not interfere with clear floor areas required by the latest edition of the BC Building Code, including clear floor areas around doors.

- .8 Hand Dryers
 - .1 Dyson Airblade HU02 or Dyson Airblade 9kj.

- .2 Either type of hand dryer must be supplied with wall mounted backplate in brushed stainless steel when mounted on drywall surfaces.
 - .3 Only hand dryers are to be installed in new buildings, major renewals and renovations.
 - .4 Hand dryers to be mounted as close as possible to accessible lavatories to limit the distance that people in wheelchairs have to move to access them. Mount hand dryers at accessible heights per BC Building Code.
 - .5 Installation of paper towel dispensers in addition to hand dryers will require a variance request. A variance will be granted only if acceptable to Facilities Custodial Services.
- .9 Toilet Seat Lids used as Back Rests:
- .1 Toilet seats in regular toilet stalls should not have a lid attachment.
 - .2 For accessible washrooms, accessible toilet compartments and compartments for people with limited mobility, toilet seat lids are to be used as back rests.
 - .3 Toilet seat lids when used as back rests should not interfere with the flushing mechanism.

4.0 LESSONS LEARNED AND COMMON MISSES ON UBC PROJECTS

Items in this section are lessons learned or misses from past projects. These may also include code or industry best practices. If not applicable to a project, a variance is not required.

- .1 Use of single versus double toilet roll dispensers:
 - .1 As mentioned frequently to project teams, the double roll dispenser works well for UBC particularly for accessible washrooms as there is a backup when one roll runs out. It would be far worse to let a user run out of toilet paper, and it is always best to have the option of using another roll.
 - .2 The use of a double roll dispenser also ends up being a more sustainable option compared to the single roll dispenser. Due to the cleaning cycles implemented in buildings, even if there is some paper/tissue remaining, rolls in single dispensers need to be changed out and replaced resulting in much more waste.
 - .3 It is not possible to ask user groups to take on monitoring of washrooms that have single toilet roll dispensers to ensure toilet rolls are available for use at all times.
- .2 Toilet back rest in accessible washroom:
 - .1 UBC Facilities ask that the toilet seat lid be used as a backrest instead of using the small backrest panel over the flush valve if possible. This change of providing toilet seat lids is for accessible washrooms only. The TG's note that that toilet seat lids should not be provided, but an exception will be made only for accessible/universal washrooms.
 - .2 Coordination will be needed with the flush valve specified to ensure that one does not push on the manual or auto flush button, causing the toilet to flush unintentionally and repeatedly. (Also happens if you lean back where there is a toilet seat lid). This would be extremely annoying and unhygienic for anyone trying to use the toilet with no lower body strength.

*****END OF SECTION*****