

604.3.2 Overlap

Diagram

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, *accessible* routes, clear floor *space* and clearances required at other fixtures, and the turning *space*. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: In *residential dwelling units*, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

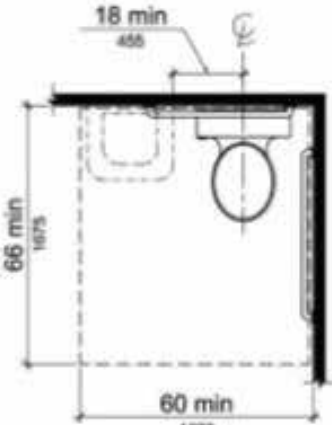


FIGURE 604.3.2 (EXCEPTION)

OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS

609.3 Spacing

Diagram

The *space* between the wall and the grab bar shall be 1½ inches (38 mm). The *space* between the grab bar and projecting objects below and at the ends shall be 1½ inches (38 mm) minimum. The *space* between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The *space* between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1½ inches (38 mm) minimum.

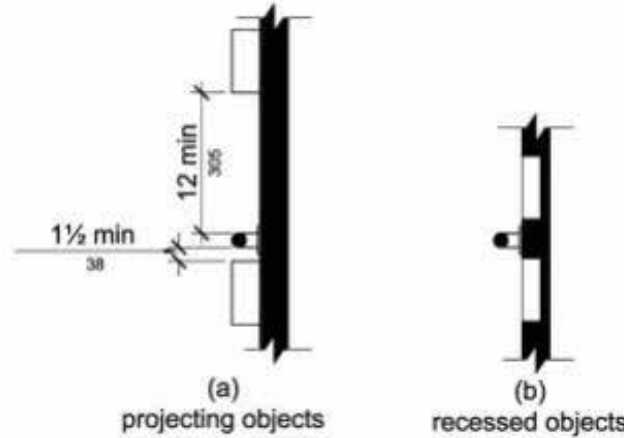


FIGURE 609.3

SPACING OF GRAB BARS

604.5.2 Rear Wall

Diagram

The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall *space* does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
2. 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, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

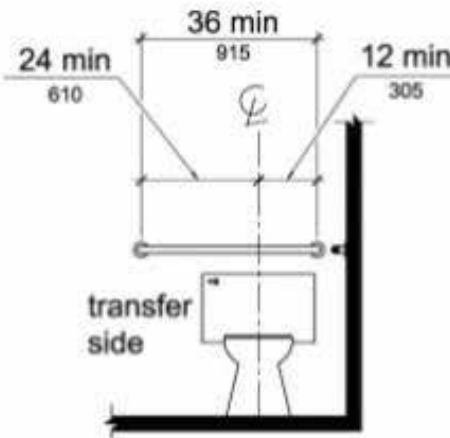


FIGURE 604.5.2

REAR WALL GRAB BAR WATER CLOSETS

604.5.1 Side Wall

The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

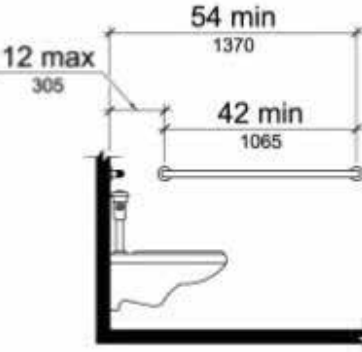


FIGURE 604.5.1

SIDE WALL GRAB BAR AT WATER CLOSETS

604.7 Dispensers

Diagram

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

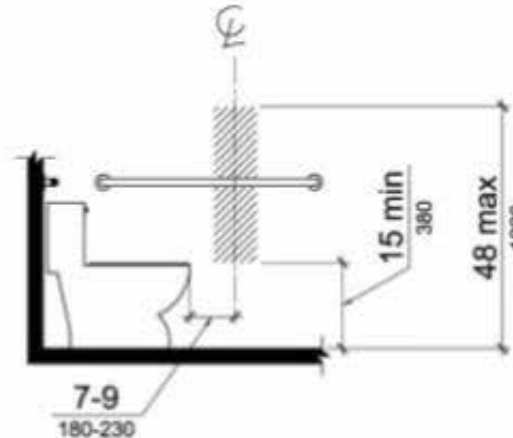


FIGURE 604.7

DISPENSER OUTLET LOCATION

604.2 Location

The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory *accessible* toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

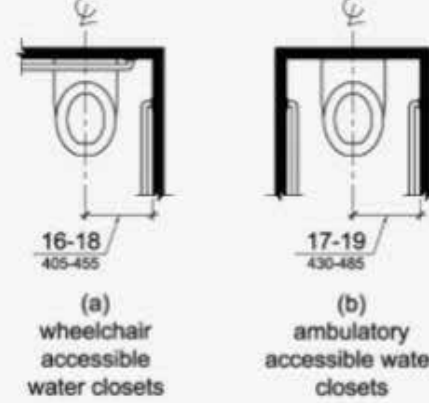


FIGURE 604.2

WATER CLOSET LOCATION

608.3.2 Standard Roll-in Type Shower Compartments

Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

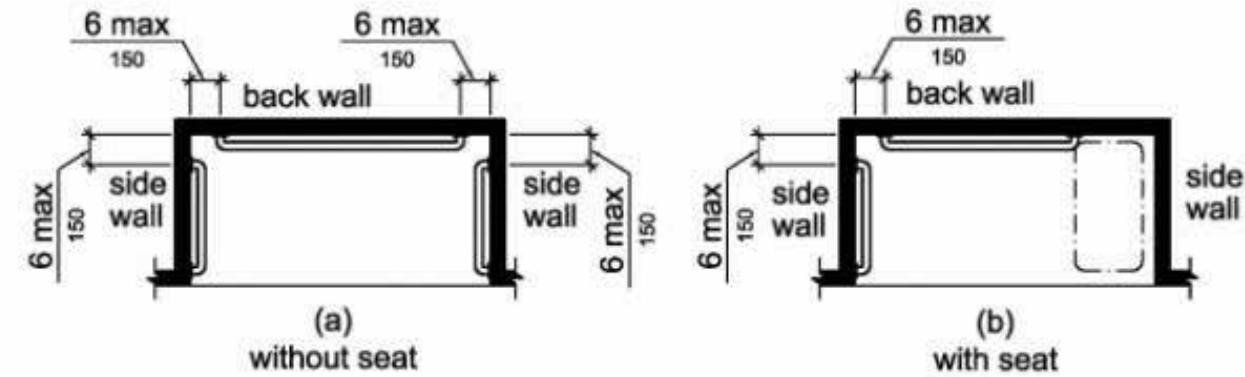


FIGURE 608.3.2

GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

608.5.2 Standard Roll-in Type Shower Compartments

Diagram

In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

Advisory 608.5.2 Standard Roll-in Type Shower Compartments. In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

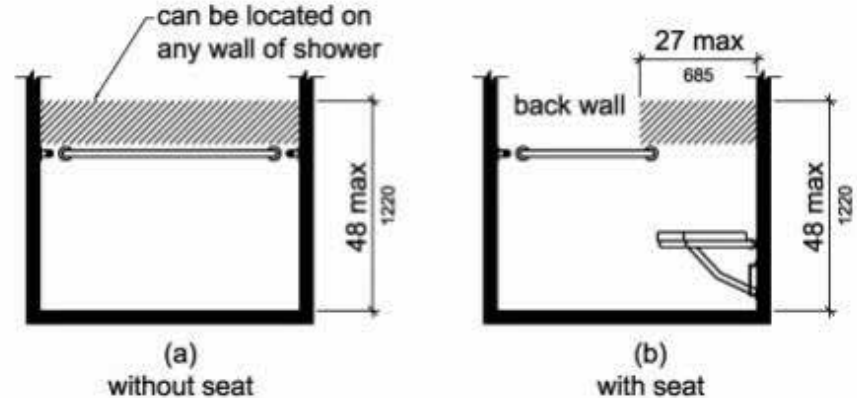


FIGURE 608.5.2

STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

607.6 Shower Spray Unit and Water

A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

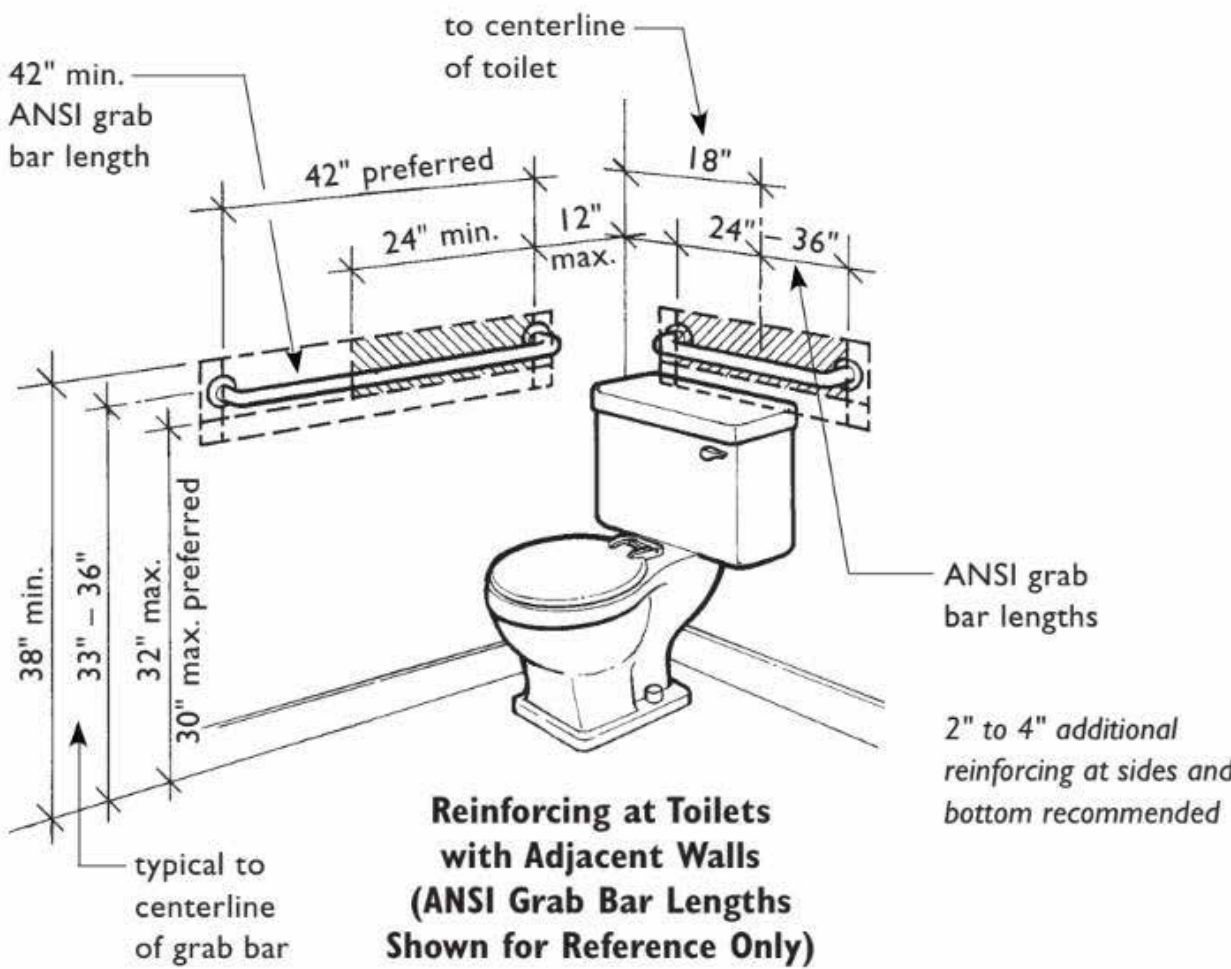
Advisory 607.6 Shower Spray Unit and Water. Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

Reinforcing for Grab Bars at Toilets

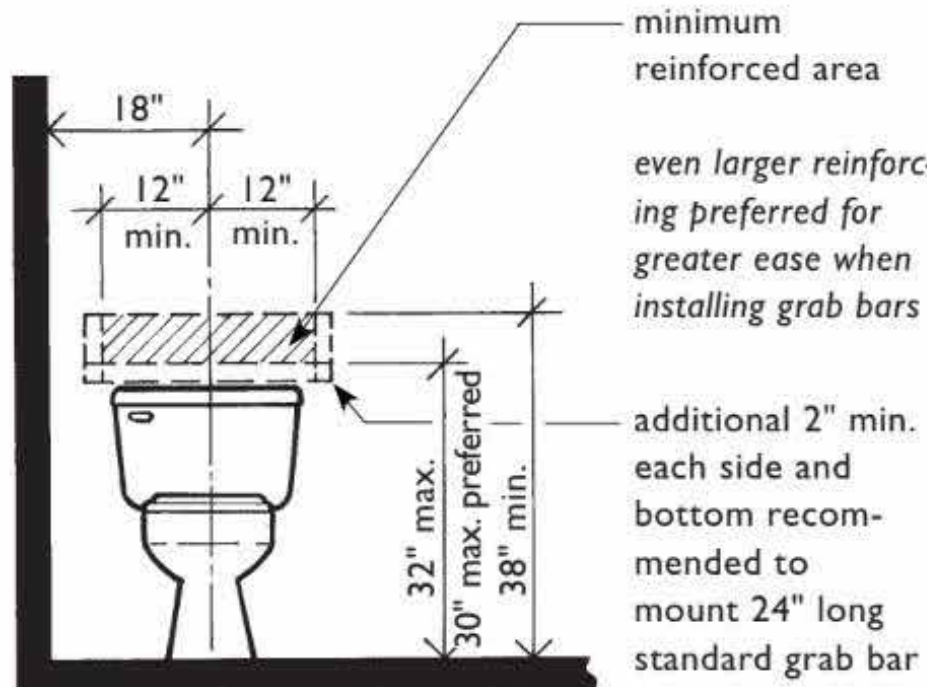
Diagram

The Guidelines specify that reinforcing at least 6 inches wide by 24 inches long, capable of supporting grab bars, be provided behind and beside toilets. These minimal areas to be reinforced are adapted from the 1986 ANSI A117.1 Standard. However, the reinforcing should be both longer and wider so sufficient solid material is available to mount grab bars of differing lengths, mounting configurations, and designs. In fact, the Guidelines encourage longer reinforcing, as shown in the Guidelines Figure 3, "Water Closets in Adaptable Bathrooms," where the preferred length of 42 inches for side wall reinforcing is given.

Grab bars, to be within the ranges presented in most accessibility standards, are mounted so their centerline is 33 inches to 36 inches above the floor. If the bottom of the reinforced area is at 32 inches, and a resident chooses to mount a bar at 33 inches, the mounting plates will extend below the reinforced area by ½ inch or more. To avoid a weak and unsafe connection, it is critical that reinforcing be enlarged.



Reinforcing at Toilets with Adjacent Walls (ANSI Grab Bar Lengths Shown for Reference Only)



Minimum Reinforcing Behind Toilets Located Beside a Wall

The leading edge of the reinforcing beside the toilet should be positioned at least 36 inches from the back wall to accommodate a bar that is a minimum of 24 inches long. If the reinforcing starts 6 inches from the back wall then the 24 inches of reinforcing should be increased to 30 inches minimum. Whenever a toilet is next to a wall that allows for a longer area of reinforcing (42" is preferred), the longer area should be reinforced.

PROJECT NAME:

City of Gainesville
Accessory Dwelling
Unit Initiative

Model: Springhill (722 C)

OWNER:

DEVELOPER:

SURVEYOR:

DESIGNERS:



City of Gainesville
Department of Sustainable Development
306 NE 6th Ave, Thomas Center B
Gainesville, FL 32601
Tel. 352-334-5050

This Accessory Dwelling Unit (ADU) Construction Plan ("ADU Plans") was prepared by the City of Gainesville for general distribution to the public in an effort to promote affordable housing opportunities. Any person or entity that accepts or uses these generally-distributed ADU Plans ("User") agrees to assume any and all risks incidental to or inherent in such acceptance or use of the ADU Plans, and any and all use of or modification to the ADU Plans is the sole responsibility of the User. All construction pursued in accordance with the ADU Plans must comply with the applicable current building codes (FBC Residential 8th Edition 2023, as may be amended) and all applicable local codes and regulations. The City of Gainesville and its elected and appointed officials, officers, employees, and agents ("Released Parties") are not responsible for the ways and means of construction by the User or any of User's agents, employees, partners, contractors, or subcontractors, pursued in accordance with the ADU Plans, and the Released Parties provide no warranty and assume no liability for any acceptance or use of the ADU Plans.

By User's willful act of accepting or using the ADU Plans, User agrees to release and forever discharge the Released Parties of and from all liabilities, claims, suits, actions, damages, costs, or expenses of any nature arising out of or in any way connected with User's acceptance or use of the ADU Plans. User further agrees to indemnify and hold each of the Released Parties harmless against any and all such liabilities, judgments, losses, claims, actions, demands, damages, costs, fines, fees, expenses, liens, penalties, suits, proceedings, actions, costs of actions, and attorneys' fees for trial and on appeal (collectively, "Claims"), whether or not a lawsuit is filed, which Claims of any kind and nature are alleged or found to have arisen out of or to be in any way connected with User's acceptance and use of the ADU Plans or the use of the ADU Plans by any of User's agents, employees, partners, contractors, or subcontractors. User understands that this release and indemnity includes any claims based on any negligent act or omission, or reckless or intentional wrongful act or omission, of the Released Parties, and covers bodily injury (including death) and property loss or damage, before, during or after any acceptance or use of the ADU Plans.

DATE: 5/15/2025

PROJECT NUMBER:

PROJECT PHASE:

SCALE:

SHEET NAME

Accessibility Details

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