



City of Lawton

Building Development Appeal Board

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Agenda

Wednesday, March 18, 2026

2:00 PM

Lawton City Hall
Wayne Gilley Auditorium

Meeting Called to Order and Roll Call

"Official action can be taken only on items which appear on the agenda. The Board may adopt, approve, ratify, deny, defer, recommend, or continue any agenda item. The Board may also propose and enact floor amendments to any matter presented before them. When more information is needed to act on an item, the Board may refer the matter to City Staff. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely."

Statement of Compliance with Oklahoma Open Meeting Act, 25 O.S. 301-314

Approval of Minutes

1. Consider approving the minutes of the October 30, 2025, Building Development Appeals Board Special Meeting.

Business Items

2. Consider a request for a code interpretation for the occupancy calculation for a Pickleball Court to be located at 2802 SW Lee Boulevard and take action as deemed necessary.

Adjournment

The City of Lawton encourages participation from all of its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at (580) 581-3305 at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48 hour rule if interpreters for the deaf (signing) is not the necessary accommodation."

MINUTES
BUILDING DEVELOPMENT APPEALS BOARD
CITY HALL AUDITORIUM
April 29, 2025

Minutes of the Building Development Appeals Board meeting held in April 29, 2025 the City Council Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 9:05 am by Barry Ezerski.

ROLL CALL

MEMBERS PRESENT: Mike Cornish
Barry Ezerski
Bryan Jones
Arthur Patrick
Paul Brune

MEMBERS ABSENT: Mark Mitchell
Scott Prosser
Barbara Ellis
Mark Pippin

ALSO PRESENT: Madison Aust, Recording Secretary.
Charlotte Brown, Chief Building Official/Deputy Director
Community Enrichment Department.
Dudley Teeter, Chief Inspector Building Division.

2. Verify posting of meeting.

The meeting was posted on October 17, 2025 at 3:22 pm by the City of Lawton City Clerk's Office.

3. Consider a motion to reconvene the meeting to the 3rd Floor Conference Room.

Motion by Patrick, **Second** by Brune, due to the lighting issues in the Wayne Gilley auditorium I make a motion to reconvene the October 30th 2025 special meeting of the Building Development Appeals Board to 9:15 am on October 30th of 20:25 in the 3rd floor Conference

Room of Lawton City Hall. **Aye:** Ezerski, Jones, Patrick, Brune, Cornish **Nay:** None **Motion Passed.**

The meeting was adjourned at 9:08am.

The meeting was reconvened at 9:15 am in the 3rd Floor Conference Room at Lawton City Hall.

4. Consider approving the minutes from the April 24, 2025, meeting.

Motion by Brune, **Second** by **Cornish**, to approve the minutes as written from the April 24, 2025 meeting. **Aye:** Ezerski, Jones, Patrick, Brune, Cornish **Nay:** None **Motion Passed.**

5. Consider approving a Mission Statement for the Building Development Appeals Board.

Brown stated City staff was recently tasked with creating mission statements for the boards and commissions, so we utilized AI to kind of come up there, we've got 3 options that we gave you and we just need you guys to recommend one and direct staff to put it into code as one of the rules. The first option is more just general code second one is more citizen focused and the 3rd one is more legal.

Brune stated I like the second one.

Ezerski stated me too.

Brune stated well that's who we serve.

Brown responded yes, that was going to be Staff's recommendation as well was option 2 for the citizens.

Brune stated we have attorneys for the third one.

Motion by Cornish, **Second** by Brune, to approve option 2, The Building Development Appeal Board serves the residents, property owners, and contractors of Lawton by providing a lawful and transparent process to review appeals and requests related to local building codes and construction regulations. Our mission is to ensure that all decisions made regarding building safety, construction practices, and professional licensing are carried out with integrity, clarity, and consistency. We provide a public forum where individuals can: Appeal decisions made by the code official concerning building methods or materials; Request variances for unique structures, such as boathouses; Address concerns related to contractor and trade certifications; Seek reinstatement for participation in emergency or photographic inspection programs. In addition, the Board reviews city building codes and procedures annually and offers recommendations to help improve the safety, efficiency, and fairness of Lawton's development standards. We are committed to supporting a Truth North, safe, responsible building practices

while respecting the needs and rights of our community, as the mission statement for the Building Development Appeals Board. **Aye:** Ezerski, Jones, Patrick, Brune, Cornish **Nay:** None **Motion Passed.**

6. Consider a request for a code interruption for an ADA Bathroom ceiling height requirement on an existing commercial structure and take action as deemed necessary.

Brown stated I'm going to turn this over to Dudley, he has some information and pictures.

Teeter stated I've provided some pictures of the furr downs in the bathrooms. If you look at the last page and separate it that is the floor plan. The issue that we have here, if you'll notice on your hand out the very first page is a letter from Loveday design it quotes the IBC sections that apply to headroom in a bathroom. The first one is the IBC 1207.2 says allows the minimum ceiling height of a toilet room to be no less than 7 feet. Then section 1207.2 0.1 states that any room with a first ceiling which is this is the case we have a bedroom with a furr down in it. Any room with a furred ceiling shall be required to have a minimum ceiling height in 2/3 of the area which they do have that, but in this case, shallow the height of the first ceiling be less than 7 feet. While they're design meets the 2/3 portion of it, this does not meet the 7 foot rule. On the furr down in question which both fur downs are directly above both toilets in the bathrooms so the ceiling height is 6 foot 2 and in the fur down projects 2 foot 8 inches into the floor area. That is the portion that we're talking about right now is the furr down.

Brune asked so they are handicapped stalls.

Teeter responded the furr down is in both handicapped stalls.

Ezerski asked so what does that make the ceiling I it takes it down to 6 2.

Brown responded yes.

Teeter stated yes, the ceiling height above the back bathroom toilets in the handicap section is 6 foot 2.

Ezerski asked so they extend past the toilet.

Teeter responded yes, they run the entire length of the area.

Ezerski stated so as soon as you walk into the stall your hitting.

Teeter responded yes, there are some pretty good pictures in there, so the first 3 pictures are of the furr down in the men 's bathroom. Picture number one, so as you can tell the furr down runs the length of the entire bathroom, and it's directly above the toilet area that's in the very first picture you come to. The furr down it spans the whole length of the building on that wall, so the next picture is also of the men's bathroom. If you're looking at it here the furr down directly above the toilet and then the open area is next to the divider. That's the second picture. Okay, the third picture is that the furr down runs the entire length of the enclosure.

Brown stated they actually use it to brace the stall area.

Cornish asked the partition.

Brown and Teeter responded yes.

Teeter stated now you come the fourth picture. This is the furr down in the women's bathroom.

If you'll notice on the 4th picture the furr down actually diverts out toward the door, so it actually encompasses more than 2 foot 8. As soon as you open the door the furr down is right there.

Ezerski asked is there no more room above the ceiling tiles.

Brown responded they are stating there is not.

Brune stated the whole thing is just crammed full of dust.

Brown responded they stated there is nowhere else to move it.

Brune stated and it's been there since the building was built back in the 50s or 60s.

Teeter responded yes, there is no way to move it.

Brown stated they gutted the bathrooms.

Cornish asked so this all brand-new stuff.

Brown responded yes.

Cornish stated that was approved by a city permit.

Brown responded yes.

Cornish stated and now we got down to the end for him to get his final, and this popped up.

Teeter responded when the architect drew it up, apparently the architect did catch it when he drew it. And then in the plans review it wasn't caught and, on the plumbing, final when I went in there that's what I noticed it that's when we caught it.

Cornish asked who went out and inspected the rough in plumbing when they moved it over you didn't see it then.

Teeter responded no, because it wasn't framed in just roughed up.

Cornish asked do you have an easy solution to this.

Teeter responded yes, the simplest solution would be to move the stool next to the divider that gives you your head room of your 7-foot requirement.

Brune asked on both of them

Teeter responded yes sir on both of them.

Cornish stated we got shifted 16 18 inches. They'll probably have to bust the floor out.

Teeter responded they'll have to bust the floor out along the length of the enclosure which the enclosure is 5 foot 3 from the wall to the divider and then put the toilet next to the divider 17 inches off of it which meets ADA requirements and it will also give you your 7 foot of head clearance above it as well.

Cornish asked how about the other bathroom. Same thing?

Brown responded yes.

Brune stated okay but you still have that real low when you open the door.

Cornish asked can they paint it red and put caution.

Teeter responded yeah so in the women's bathroom, take a look at this picture here which is the second to last picture.

Brune asked does it get wider or does wall.

Teeter responded yes, the duct actually turns right here because there's an offset in that.

Brune stated oh I see it slopes up.

Teeter responded yes, it slopes up.

Brune stated so there is a unit sitting right there.

Teeter stated this is in the women 's bathroom so when you step into the door areas when you open the door misses it and there is sufficient headroom there to get in order to get in without hitting your head on the duct work. I bought those pictures for you guys because if you notice.

Cornish stated thanks very good.

Teeter stated the floor plan in the women 's bathroom which is the top picture here yeah it doesn't show that offset it shows that it's just straight out so that's why I wanted to get that so y'all can have a better idea of what you were looking at and what you're deciding on what you're going to do.

Brune asked so move both of them.

Teeter responded yes sir you would have to move both of the toilets.

Ezerski asked will they have to move the sewer line to.

Cornish stated yes.

Brune stated oh yes. They have to knock the floor out and extend the sewer line over.

Cornish stated 18 inches. Pour concrete back retile the floor.

Teeter stated so the good thing about it when I was in there and looked at the rough in, the main drain runs along the wall here between the 2 bathroom runs along the wall here between the two bathrooms. They could just delete these 2 tie into the drain.

Brune responded and tie right back in.

Brown stated so it wouldn't be a complete bust up.

Teeter stated it would just be in the handicap stall area only.

Brune asked so you would knock out where the existing is.

Teeter responded right, so the existing is here we would we would knock it out move the stool over here and they would tie into the drain which runs basically right down the center of that the dividing wall.

Brune asked that's on both sides.

Teeter responded yes sir this toilet here would need to be moved to here.

Ezerski stated I do like the idea of having a caution deal you know as you're walking in.

Bruene stated low head.

Brown responded yes, low head room.

Brune stated I don't think you can do anything else quite honestly.

Ezerski responded I don't think it's right that they have to tear.

Brune stated well the thing of it is even if you've known from the get-go it still would have had to been done that way.

Teeter stated well if they would have know from the get go though they should have roughed in the toilet yeah at that point.

Cornish stated is the reason I was you know blaming you. You didn't see it.

Teeter responded I know, I understand. I didn't catch it, you're right

Cornish stated sorry Dudley. It is what it is. This kind of stuff happens every day at construction sites.

Teeter responded it sure does.

Cornish stated and I'm not throwing you under the bus. I'm just trying to figure out how to fix it from this point forward.

Brune stated do you need a ride right you need a recommendation.

Teeter stated yes, we would need a recommendation.

Brune stated that I move that we advise to move the toilets.

Cornish asked advise like we tell them to.

Brune responded I don't know. I just we are going to have to. They'll be required to move the toilets.

Cornish stated this is a slippery slope that the City doesn't want to admit if they screwed up, we don't want to admit that we allowed them to screw up.

Brune responded yes, but they have to move it.

Teeter stated it wasn't caught when the architect drew it up, he didn't catch it.

Cornish stated they're fifty percent to blame and we're fifty percent to blame.

Teeter responded pretty much.

Cornish stated some one has to pay the price. And the contractor should have seen that.

Teeter responded the general GC should have saw it or even I don't know the GC was on the job.

Brown responded it is Clay Carson with Clear Creek Developments.

Brune stated I don't know him.

Cornish responded I don't know him either. Are we holding them up from occupying the building?

Teeter responded yes.

Cornish asked do they need in the building now.

Teeter responded they would like to move into it it's pretty much all finished except for that one area.

Brown stated they've been virtual for a long time so I think.

Cornish stated but they spent a lot of money to do get in there.

Teeter stated they do have 2 separate office areas. The section that was completely remodeled is walled off with the door to go into it so they are in the building right now.

Cornish asked can they operate.

Teeter responded yes and they are operating.

Cornish stated without an operating bathroom. I'm just trying to figure out how do we tell them that yeah we're going to have to fix it

Teeter responded right.

Ezerski stated try to minimize their expense.

Cornish stated the inconvenience.

Brown asked do they have other bathrooms in the building Dudley.

Teeter responded I'm not sure.

Brune stated no, they tore out the old one actually.

Brown responded okay.

Teeter stated okay so they only had the one bathroom and they decided to add to ADA bathrooms.

Brune stated that's right prior to they had one bathroom as the women 's bathroom and for men in the building they had to go elsewhere to another location.

Brown responded oh wow.

Cornish stated so they spend twenty-five, fifty thousand dollars to build these two bathroom, get to the end and bam we say no.

Brune stated we can't do that.

Cornish stated I'm sorry I'm not trying to hurt anyone's feelings, but I've been on both sides of this barbed wire fence.

Teeter stated unfortunately it was not caught until the final.

Cornish stated do you have two.

Brune stated well we only have 2 choices and let's leave it like it is or remove it.

Teeter stated So if you leave it like it is the headroom causes a safety risk. Anybody in there taller than 6 foot 2 if they go in there and they go to stand up and they hit that.

Ezerski stated the problem with that is it's a liability for the company.

Brown responded exactly.

Cornish stated it's a liability to the City for allowing it.

Ezerski stated the company could be sued to.

Brown stated so. your motion is to require them to move the toilets. Do you also want to require them to install some kind of warning or caution on that duct.

Brune stated at least caution or low head.

Motion by Brune, **Second** by Cornish, to require the contractor to move the toilets over to the other portion of the stall and recommend they install caution/low head on the duct area.

Aye: Jones, Patrick, Brune, Cornish, Ezerski **Nay:** None **Motion Passed.**

Cornish stated now let's make it as convenient and it's easy as we can on these guys.

Brune asked can they occupy the rest of the building while they're doing this.

Brown and Teeter responded yes.

Brune stated well let's let them do that.

Teeter stated they can move into those offices.

Brune stated I'd let them do it in a New York Minute.

Brown stated we will work with them and let them occupy.

Brune asked I'm sure they're using potty-a-potties now, aren't they.

Cornish stated they are working remotely she said.

Brown stated most of them are working remotely.

Brune asked where does the other half go to the restroom.

Teeter responded I did not see any port-a-potties when I was out there, I think they are using the facilities.

Cornish stated they are using that they got.

Teeter stated they are using what they have for right now.

Brown stated they can do one and get that one open and then while the other one is being remodeled so they could do one at a time.

Brune stated we should let them do that.

Cornish stated it's an inconvenience for a 30 day, you get my 30 day period to with this done I may want to do it on weekends or nights. It's jack hammering and concrete cutting. It's a nightmare.

Teeter stated that would be the easiest for them to do would be to do it on a weekend, get a plumber in there, and get it all knocked out.

Cornish stated you know just explain to him due to unforeseen circumstances you know we can't allow this for your own safety as well as the city safety.

Brown responded yes.

Teeter responded yes.

Jones asked so they will be able to use one side while they are remodeling.

Brown responded yes. That's an easy thing for them to do.

Jones stated okay.

7. **Adjournment.**

Motion by Patrick, **Second** by Jones to adjourn the meeting. **Aye:** Ezerski, Patrick, Jones, Cornish, Brune **Nay:** None **Motion Passed.**

With no further business the meeting was adjourned at 9:31 am.

DRAFT



Pickleball Bunker
2802 SW Lee Blvd
Lawton, OK 73505
580-699-2669
www.pbbunker.com

January 14, 2026

Memorandum for City of Lawton Permit Office

Subject: Appeal to decision to count entire 18000 sq ft of building for occupancy

To Whom it May Concern,

Based on our meeting with the City of Lawton Planning Committee we wish to file an appeal on the decision to count the entire 18,000 square feet of our building located at 2802 SW Lee Blvd towards the occupancy code for the new indoor pickleball court facility.

The committee stated that we would have to count the entire 18,000 square feet in accordance with the current occupancy code. This means the maximum occupancy is stated at 360 personnel. We believe this to be 200 more than an indoor pickleball facility will need at any one time.

Reasons we disagree with the decision

1. The courts take up a total of 11,552 square feet.
 - a. The maximum capacity on the courts to play pickleball is 8 personnel per court. We will have 6 courts. That would put a maximum of 48 people in the facility at one time.
 - i. Each court is sectioned off and separated by a 4-foot-tall rubber coated chain link fence.
 - ii. There will only be 4 people on the court at one time during a tournament or round robin play with 4 waiting to play.
 - b. During tournaments we can expect to have twice the number of players as spectators for the tournament. Which would add 96 more people for a total of 144 customers in the building at one time.
 - c. There will be no more than 6 employees on staff at one time during the tournaments. This would increase our overall maximum number of people in the building at one time to 150.
2. The offices, bathrooms, electrical panel room, server room, and fire riser room take up another 624 square feet.



3. This would leave an available square footage of space for spectators and other people in the building to be 5,824 square feet.
 - a. Current city code requires that the space be divided by 50 to cover the maximum occupancy. This would provide a total of 116.48 people for the available space not occupied by existing rooms and courts.
 - b. At 18,000 square feet as a retail store and a maximum occupancy of 360 people we were only required to have 1 bathroom for each gender.
4. During the tournaments, which we expect to have increased personnel in the building, we will rent portable bathroom trailers for additional facility operations.

We are asking for an exception to the policy to add more restrooms for the building located at 2802 SW Lee Blvd to be lower than the current city requirement based on the facilities actual use no longer being a retail space and that the new use will limit the actual number of people that can be in the building at any one time to less than the maximum capacity currently required by city code.

We have been to other pickleball facilities in Utah and Texas that have more than the 6 courts we are building. There are no issues with the staff or customers utilizing the restroom. We would like to remain at our current 2 rooms with 3 Fixtures. We will be replacing all fixtures with upgrades and a handicap water station. In the future, additions we would be upgrading to 4-5 women stalls and adding in 2 showers. Once we see this business will be viable, we intend to expand and add an additional 4 courts.

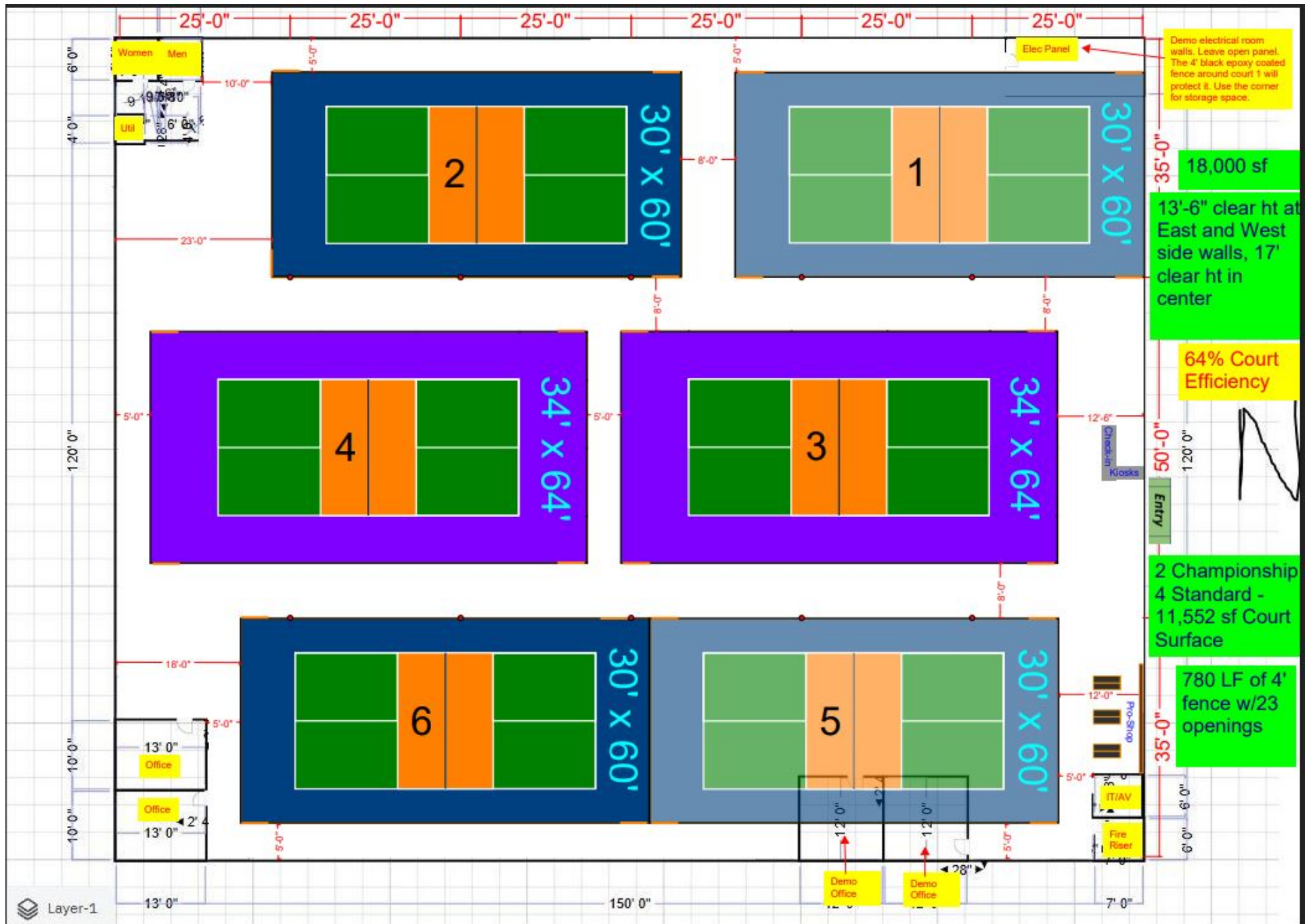
The point of contact for our company is the undersigned, at 580-771-5166.

Greg Carroll
Co-Owner
Pickleball Bunker

Received

 JAN 28 2025

Building Division



Chapter 10 Means of Egress: Oklahoma Building Code 2018 | UpCodes

1004.5 Areas Without Fixed Seating

The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without *fixed seating*, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the *occupant load* factor assigned to the function of the space as set forth in Table 1004.5. Where an intended function is not *listed* in Table 1004.5, the *building official* shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where *approved* by the *building official*, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design *occupant load*.

**TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR ^a
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Assembly with fixed seats	See Section 1004.6
Assembly without fixed seats	
Concentrated (chairs only—not fixed)	7 net
Standing space	5 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	150 gross
Concentrated business use areas	See Section 1004.8
Courtrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational	

Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Group H-5 fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
Mall buildings—covered and open	See Section 402.8.2
Mercantile	60 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net
Warehouses	500 gross

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Floor area in square feet per occupant.

1004.5.1 Increased Occupant Load

The *occupant load* permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.5, provided that all other requirements of the code are met based on such modified number and the *occupant load* does not exceed one occupant per 7 square feet (0.65 m²) of occupiable floor space. Where required by the *building official*, an *approved aisle*, seating or fixed equipment diagram substantiating any increase in *occupant load* shall be submitted. Where required by the *building official*, such diagram shall be posted.

Chapter 4 Fixtures, Faucets and Fixture Fittings: Oklahoma Plumbing Code 2018 | UpCodes

403.1 Minimum Number of Fixtures

Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the *International Building Code*.

TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a (See Sections 403.1.1 and 403.2)

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures ^d	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes ^d	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts ^d	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		—	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries,	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink

		arcades and gymnasiums ^d							
		Passenger terminals and transportation facilities ^d	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services ^d	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink
		Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
		Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities ^f	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
2	Business	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, ambulatory care, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		—	1 per 100	1 service sink ^e
3	Educational	Educational facilities	1 per 50		1 per 50		—	1 per 100	1 service sink
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of	1 per 100		1 per 100		—	1 per 400	1 service sink

		products or materials					
5	Institutional	Custodial care facilities	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		Medical care recipients in hospitals and nursing homes	1 per room ^c	1 per room ^c	1 per 15	1 per 100	1 service sink per floor
		Employees in hospitals and nursing homes ^b	1 per 25	1 per 35	—	1 per 100	—
		Visitors in hospitals and nursing homes	1 per 75	1 per 100	—	1 per 500	—
		Prisons ^b	1 per cell	1 per cell	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers, and correctional centers ^b	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
		Employees in reformatories, detention centers and correctional centers ^b	1 per 25	1 per 35	—	1 per 100	—
		Adult day care and child day care	1 per 15	1 per 15	1	1 per 100	1 service sink
6	Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500	1 per 750	—	1 per 1,000	1 service sink ^e
7	Residential	Hotels, motels, boarding houses (transient)	1 per sleeping unit	1 per sleeping unit	1 per sleeping unit	—	1 service sink
		Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink

		Apartment house	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		Congregate living facilities with 16 or fewer persons	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
8	Storage	Structures for the storage of goods, warehouses, storehouse and freight depots. Low and Moderate Hazard.	1 per 100	1 per 100	—	1 per 1,000	1 service sink

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by the *International Building Code*.
- b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted provided that each patient sleeping unit has direct access to the toilet room and provision for privacy for the toilet room user is provided.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. For business and mercantile classifications with an occupant load of 15 or fewer, service sinks shall not be required.
- f. The required number and type of plumbing fixtures for outdoor public swimming pools shall be in accordance with Section 609 of the *International Swimming Pool and Spa Code*.

403.1.1 Fixture Calculations

To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple *occupancies*, such fractional numbers for each *occupancy* shall first be summed and then rounded up to the next whole number.

Exception: The total occupant load shall not be required to be divided in half where *approved* statistical data indicates a distribution of the sexes of other than 50 percent of each sex.

403.1.2 Single-User Toilet Facility and Bathing Room Fixtures

The plumbing fixtures located in single-user toilet facilities and bathing rooms, including family or assisted-use toilet and bathing rooms that are required by Section 1109.2.1 of the *International Building Code*, shall contribute toward the total number of required plumbing fixtures for a building or tenant space. Single-user toilet facilities and bathing rooms, and family or assisted-use toilet rooms and bathing rooms shall be identified for use by either sex.

403.1.3 Lavatory Distribution

Where two or more toilet rooms are provided for each sex, the required number of lavatories shall be distributed proportionately to the required number of water closets.