

I want to wish everyone a **Very Merry Christmas** and a **Happy New Year**

Happy Holidays

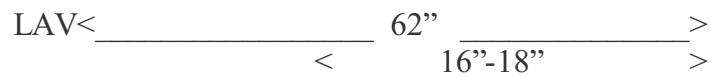


I would like to take a minute at the end of the year to examine the area that seems to get written up most often during the TAS Inspections in 2015.

The **60" wide clear floor space** for the water closet (wc) is the winner for getting written up most often. I never like to have an unacceptable inspection. I feel if I have done a good TAS plan review and communicated well with the Architect and Builder I should have an acceptable inspection the first time through. But unfortunately the GC's and especially the plumbers seem to find a way to get the lavatory (lav) encroached by 2 to 3 inches into this water closet's clear floor space in many occasions.

Two things happen that causes this problem. The first is that Spare footage costs money so I find the width in bathrooms designed down to 7'-3" or less rather than a more manageable 7'-6" wide bathroom. In the 7'-3" wide area I see situation where the GC missed the wall dimension by several inches and that starts the chain reaction. It is good to show this clear floor space on your plans. It's good to show the overall width of the bathroom as well as the 16" to 18" that the water closet is required to be off the wall.

It would also be good to show a measurement from the side wall of the wc to the start of the lav. If all the critical dimension come off the same wall instead of one dimension from the right and the other dimension from the left, which will result in a shortage in the middle if there is a framing problem.



The one dimension that I see on the plans that is questionable is the 15" from the lav side wall to the center of the lav. This 15" dimension is left over from the TAS 1994 standards that stated that the lav had to be centered in the 30" wide clear floor space required for the lav.

It is important to note that the 2012 TAS (606.2) does not specify that the clear floor space is to be centered on the fixture (lav); therefore, more availability for appropriate placement has been provided. The sink can be and is allowed to be OFF-CENTERED in the 30" wide clear floor space required for the lav.

Some point is that you may have the overall bathroom dimensioned, the clear floor space for the wc shows the lavatory being outside of the wc clear floor space. Do not dimension the center line of the lav off of the lav side wall (15") but instead dimension it from the side wall of the wc. If a bathroom gets framed a little too small and the sink is dimensioned off the lav side wall it will end up in the clear floor space of the water closet. If the plumber would use your dimension off the wc side wall of 60" or 62" then all floor spaces ends up correct if a slight framing problem occurs. This error in framing may shift the sink CL over to 12" from the side wall but everything in the bathroom is compliant per 2012 TAS standards.

Cabinets that are dimensioned on the plans to come exactly to the edge of the 5' wide clear floor space for the water closet creates a problem. The 5' dimension required at the water closet is a minimum measurement that comes to the edge of the sink cabinet. This cabinet usually gets built to come to the edge of this 5' required area and then the countertop guy comes along and puts on the top with a 1 ½" overhang. Then they get an unacceptable inspection. I recommend when a counter top is going to be installed to use about 5'-2" for the clear floor space for the water closet.

Sometimes it takes everyone working together to create a compliant project.

Thank you

Jeff Gutknecht is a registered Accessibility Specialist # 00000472 with 22 years of experience and knowledge in the construction field and accessibility services to assist your company in all related TAS work. We enjoy traveling the state to cover any of your jobs.

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