

Office of Facilities Management

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Design and Construction

Restroom Design Guidelines

The following information is provided as based on the collective experience and preferences of Johns Hopkins University Homewood Office of Facilities Management. Unless specifically noted, these guidelines are not intended to be construed as standards or default solutions, but to present JHU's minimum expectations for performance, durability and value and to provide guidance on process, installation and documentation. Design professionals are strongly encouraged to explore and propose alternate design strategies and/or products to produce designs with optimal utility, performance, durability and life cycle value.

Introduction

1. Project Type
 - a) Renovation projects pose unique challenges to design professionals. Existing conditions should be carefully assessed and well documented with respect to all design strategies proposed.
2. Schedule
 - a) Lead times for all materials, fixture and equipments shall be considered in the design and specification of products. Please consult with the Project Manager to provide specific guidance on lead time requirements.
3. Documentation Requirements
 - a) Contract Documents: All plumbing fixtures, counter tops, and toilet accessories shall be indicated in plan view and on interior elevations. Indicate locations of blocking, as required, on contract drawings.
 - b) As-Built Documentation: The as-builts shall include the following as a minimum:
 - Waste, water and vent riser Diagrams
 - Storm water and roof drain riser Diagram
 - Schedule of plumbing components including backflow preventers (mfg., model, number, size)

Toilet Room Design Considerations

1. Fixture Types and Fittings
 - a) **Toilets:**
 - white vitreous china bowl (wall mounted bowl with elongated rim preferred)
 - manual 1.28 gpf flush valve (manual dual-flush flush valves with 1.1 gpf/1.6 gpf flush capability in women's rooms as an option)
 - seat shall be five-ply, solid white plastic
 - Basis-of-design: American Standard, Flowise with Everclean Aflowall;
 - b) **Urinals:**
 - wall hung
 - vitreous china
 - wash-down flushing action with integral flushing rim

- high efficiency, 0.125 gpf, with manual, integral flush valve
 - ADA compliant, non hold-open handle, where necessary
- c) **Lavatory:**
- countertop sink; wall mounted where appropriate;
 - vitreous china;
 - self-rimming; front overflow;
 - 4" centers;
 - Basis-of-Design: American Standard Aqualyn
- d) **Faucet:**
- sensor operated electronic hand washing faucet;
 - hard wired electric back-up with remote transformer either concealed under counter or behind access panel in ceiling or wall;
 - below deck thermostatic mixing valves located out of view;
 - vandal resistant laminar flow spray head with pressure compensating flow control;
 - if hard wiring is not possible for retrofit, faucet shall have technology to prolong battery life, such as a hybrid solar powered unit;
 - Basis of-Design: Sloan Optima Systems
- e) **Drinking fountains:**
- non-refrigerated;
 - non-filtered;
 - durable;
 - factory installed bottle-filler with ease of use for filling various size bottles;
 - basis-of-design: Halsey Taylor HACFSDBL-L/R ADA
2. Finishes
- a) **Floor coverings:**
- through body porcelain tile
 - integral sanitary cove base min. 6" high, required
 - grey grout to hide discoloration over time and sealed with a water white silicone impregnator.
- b) **Wall coverings:**
- glazed ceramic tile with finished ends, as required;
 - eggshell sheen paint on exposed gypsum wall board.
- c) **Ceilings:**
- flat sheen paint on exposed gypsum wall board;
 - painted access panels where required;
 - stainless steel access panels where appropriate for high humidity areas.
- d) **Countertops:**
- solid surface;
 - solid surface with natural stone acceptable;
 - basis-of design: Dupont Corian or Zodiaq
3. Toilet Partitions
- Stainless steel partitions shall be installed where appropriate, such as in limited areas

- Metal toilet enclosures and entrance screens with baked enamel finish are preferred in high use areas
 - Ceiling mounted fastened to structure to keep pilasters aligned over time is preferred, where the ceiling heights allow
 - Include heavy-duty hardware
 - Accessories shall include a coat hook.
4. Urinal Screens
 - A solid surface material is preferred
 5. Accessories
 - a) **Grab Bars:** Smooth, No. 4 satin finish on ends with slip-resistant texture in grip areas.
 - b) **Mirrors:** located above lavatories and continuously above lavatory counters. One full length mirror located near entrance and separate from lavatories, 24" x 60".
 - c) **Shelf:** In standard stalls, locate behind toilet, where space allows. In ADA stalls, locate in compliance with ADA guidelines. Shelves shall be stainless steel, No. 7 finish (polished).
 - d) **Soap dispenser:** Foam soap dispenser mounted with double-sided foam tape directly on mirror above countertop and between lavatories. If installed in shower, mechanically fasten dispenser to wall surface. (Owner Furnished)
 - e) **Paper towel dispenser:** Roll type paper towel dispenser with automatic drop in white, screw mounted to wall in close proximity to lavatories. (Owner Furnished)
 - f) **Toilet paper dispenser:** Dual roll toilet paper dispenser in white, screw mounted to toilet partition free from door swing. (Owner Furnished)
 - g) **Trash receptacles:** Grey plastic, approximately 11" x 22" with open top. No recessed receptacles shall be provided. (Owner Furnished)
 - h) **Sanitary napkin waste receptacle:** Sanitary napkin disposal bags housed in clear plastic holder mounted with double-sided foam tape directly inside toilet room. Separate waste receptacle is not necessary inside stall. (Owner Furnished)
 - i) **Sanitary napkin dispenser:** Not necessary to provide.

Shower Room Design Considerations

1. General Layout:
 - when possible or required, slope floor for roll-in shower stall;
2. Products:
 - solid plastic shower partitions preferred (solid surface shower partitions alternate)
3. Accessories:
 - a) stainless steel curtain rod;
 - b) shower curtain with antibacterial agent and chrome-plated or stainless steel hooks;
 - c) folding shower seat for accessibility;
 - d) soap dish.

Custodial Room Design Considerations

1. General Requirements:

- precast terrazzo mop service basin with 2" wide shoulders and integral drain;
- sink faucet with threaded hose end spout and bucket hook top brace to wall;
- mop and broom holder;
- adjustable shelving with (2) standards at 4'-0" high mounted 36" A.F.F. and shelving at 12"-16" deep;
- Provide area by the mop sink designated for a wall mounted hose holder and floor cleaner dispenser.