

# Economic and Fiscal Impact Statement (Form 399) Attachment A – All-Gender Multi-User Restrooms

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## California Building Standards Commission – BSC 02/22

Amend the 2022 California Plumbing Code, CCR, Title 24, Part 5

**NOTE:** This attachment addresses and expands on Section B, item 4 of the FISCAL EFFECT ON STATE GOVERNMENT section of the STD-399 and contains information reflecting the fiscal impact of all-gender multi-user restrooms to state agencies/ programs that utilize this exception in construction of state buildings, state colleges, or universities (see Item 2 of the express terms and initial statement of reasons). The numbering format in this attachment matches the numbering in the STD-399; not all the responses in the STD-399 have supporting information in this document.

### FISCAL IMPACT STATEMENT

#### B. FISCAL EFFECT ON STATE GOVERNMENT

- 4. Other. Explain:** While not mandatory, if utilized by a state building, state college or university this regulation could result in additional costs to construct all-gender multi-user restrooms. BSC is co-adopting this exception with the Division of the State Architect (DSA), which obtained the following cost information from TBD Consultants for the installation of urinal screens and toilet partitions when designing all-gender multi-user restrooms to ensure privacy pursuant to the regulations:

#### Background – All-Gender Multi-User Toilet Facilities

The California Building Standards Commission (BSC), pursuant to its authority to develop building standards applicable to state buildings, state colleges and universities, in coordination with DSA propose to add new exceptions to the California Plumbing Code (CPC) requirement that separate toilet facilities be provided for each sex. The purpose of the proposed regulations is to reduce gender inequities and to provide for the option to increase inclusiveness within the California Plumbing Code. Current model code requires that separate toilet facilities must be provided with limited exceptions related to single user unisex facilities. By providing the proposed exceptions it will allow state buildings, state colleges and universities to elect all-gender multi-user toilet rooms as well as allow code enforcement jurisdictions to accept toilet rooms designed to be more inclusive for all genders. The benefit will be regulations which are more equitable for all genders.

#### Fiscal Impact on State Buildings, State Colleges, and Universities

The CPC currently requires state buildings, state colleges and universities to provide separate toilet facilities for male and female users when constructing new toilet facilities or altering existing toilet facilities. Proposed amendments include an exception to allow the non-mandatory option to provide all-gender multi-user toilet rooms. When a state building, state college or university elects to provide all-gender multi-user toilet rooms this regulation could result in unknown costs to construct all-gender multi-user toilet rooms.

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Throughout public meetings on this subject, participants have indicated the need for privacy compartments that exclude others from being able to view the user within each compartment. Privacy compartments for toilets will be similar in size to typical non-privacy compartments presently in use. Privacy compartments for urinals are a new type of compartment but may be compared to urinal partition wings. Privacy compartments for both urinals and toilets are expected to be full height and likely constructed from pre-manufactured toilet room compartment panels or standard construction framed walls. Privacy compartments include construction details to eliminate gaps between adjacent compartment panels and where compartment panels meet the floor or ceiling. Additionally, full height compartments require mechanical ventilation, lighting, and fire alarm strobes to comply with present building standards.

For urinals, BSC (in coordination with DSA) has obtained estimates comparing urinal partition wings; full height pre-manufactured partitions and door with mechanical, lighting and fire alarm strobe; and full height standard construction partitions and door with mechanical, lighting and fire alarm strobe. These costs are summarized in Table 1.

For toilets, BSC (in coordination with DSA) has obtained estimates comparing typical height pre-manufactured partitions and door; full height pre-manufactured partitions and door with mechanical, lighting and fire alarm strobe; and full height standard construction partitions and door with mechanical, lighting and fire alarm strobe. These costs are summarized in Table 2.

**Table 1 - Estimated Cost of Urinal Enclosures**

<b>Type of use</b>	<b>Present:</b> Typical installation of pre-manufactured urinal partition wings.	<b>Present:</b> Typical installation of pre-manufactured urinal partition wings.	<b>Proposed:</b> Full-height pre-manufactured partitions and door (36" x 48"). Includes mechanical, light and fire strobe.	<b>Proposed:</b> Full-height pre-manufactured partitions and door (48" x 66"). Includes mechanical, light and fire strobe.	<b>Proposed:</b> Full-height standard construction partitions and door (36" x 48"). Includes mechanical, light and fire strobe.	<b>Proposed:</b> Full-height standard construction partitions and door (48" x 66"). Includes mechanical, light and fire strobe.
Standard (i.e., non-accessible)	\$ 800	Not applicable	\$ 7335	Not applicable	\$ 9295	Not applicable
Accessible	Not applicable	\$ 800	Not applicable	\$ 8235	Not applicable	\$ 11395

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**Table 2 - Estimated Cost of Toilet Enclosures**

<b>Type of use</b>	<b>Present:</b> Typical installation of pre-manufactured toilet partitions and door (36" x 60")	<b>Present:</b> Typical installation of pre-manufactured toilet partitions and door (72" x 72")	<b>Proposed:</b> Full-height pre-manufactured partitions and door (36" x 60"). Includes mechanical, light and fire strobe.	<b>Proposed:</b> Full-height pre-manufactured partitions and door (72" x 72"). Includes mechanical, light and fire strobe.	<b>Proposed:</b> Full-height standard construction partitions and door (36" x 60"). Includes mechanical, light and fire strobe.	<b>Proposed:</b> Full-height standard construction partitions and door (72" x 72"). Includes mechanical, light and fire strobe.
Standard (i.e., non-accessible)	\$ 1720	Not applicable	\$ 7695	Not applicable	\$ 10135	Not applicable
Accessible	Not applicable	\$ 2150	Not applicable	\$ 9135	Not applicable	\$ 13663

These are estimated costs that may be incurred if state buildings, state colleges or universities utilize BSC’s all-gender multi-user restroom exception.

In summary, all-gender multi-user toilet rooms reduce gender inequities and provide increased inclusiveness. Proposed CPC exceptions will allow state buildings, state colleges and universities to elect all-gender multi-user toilet rooms as well as allow code enforcement jurisdictions to accept toilet rooms designed to be more inclusive for all genders.