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## Comparison of Type B, Option A vs. B Toilet and Bathing Facilities ICC/ANSI A117.1-1998

**Explanatory note:** *The dwelling/sleeping unit requirements of ICC/ANSI A117.1 regulate “toilet and bathing fixtures” rather than “toilet (powder) rooms and bathrooms”. While this is sometimes confusing, it is necessary given the common designs seen in the market.*

*Plumbing codes specify the types and number of plumbing fixtures that must be provided for a dwelling or sleeping unit, but these are often not located in a single “room”, particularly in higher-end dwelling unit design. For example, a “master bathroom” may in fact be two or more separate rooms, with vanities in an ante area, a shower or bathtub in a separate room with its own door, and even a water closet located in its own private compartment. In this design, the “bathroom” would contain only one of the fixtures that the standard intends to regulate (the tub and/or shower). All of the regulated fixtures must be located in the same toilet/bathing area, particularly where only one of each is required to comply, and all are regulated by the standard.*

Option A	Option B	Comments
<b>1003.11 Toilet and Bathing Fixtures.</b> Toilet and bathing fixtures shall comply with Sections 1003.11.1 through 1003.11.3.  <b>EXCEPTION:</b> Fixtures on levels not required to be accessible.		
<b>1003.11.1 Clear Floor or Ground Space.</b> Clear floor or ground space required by Section 1003.11.3.1 or 1003.11.3.2 shall comply with Section 305.3 and Sections 1003.11.1.1 through 1003.11.1.3.		
<b>1003.11.1.1 Doors.</b> Doors shall not swing into the clear floor or ground space for any fixture.  <b>EXCEPTION:</b> Where a clear floor or ground space complying with Section 305.3, excluding knee and toe clearances under elements, is provided within the room, beyond the arc of the door swing.		
<b>1003.11.1.2 Knee and Toe Clearance.</b> Clear floor or ground space shall be permitted to include knee and toe clearances complying with Section		

Option A	Option B	Comments
306.		
<b>1003.11.1.3 Overlap.</b> Clear floor or ground spaces shall be permitted to overlap.		
<p><b>1003.11.2 Grab Bar Reinforcement.</b> Reinforcement shall be provided for future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are to permit installation of grab bars and seats complying with Section 604.5, 607.4, or 610, reinforcement shall be provided for future installation of grab bars meeting those requirements.</p> <p><b>EXCEPTION:</b> Reinforcement is not required in a room containing only a lavatory and a water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.</p>		
<b>1003.11.3 Bathroom Fixtures.</b> Bathroom fixtures shall comply with either Section 1003.11.3.1 (Option A) or Section 1003.11.3.2 (Option B).		
<p><b>1003.11.3.1 Option A.</b> Each fixture provided shall comply with Sections 1003.11.3.1.1 through 1003.11.3.1.3.</p> <p><b>EXCEPTION:</b> A lavatory and a water closet in a room containing only a lavatory and water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.</p>	<p><b>1003.11.3.2 Option B.</b> One of each type of fixture provided shall comply with Sections 1003.11.3.2.1 through 1003.11.3.2.3. The accessible fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the dwelling unit.</p>	<p>Unlike Type A and Type B units where Type A provides a higher level of access, the Option B bath/toilet room provisions provide a higher level than the Option A requirements.</p> <p>Because of this, a single toilet/bathing area that meets Option B will fulfill the requirements, whereas every bathing area in a unit must meet the Option A requirements (with the secondary “powder room” exception).</p> <p>Note that Option B would not permit locating the accessible water closet in bathroom #1, the accessible tub or shower in bathroom #2, and the accessible lavatory in a third toilet or powder room.</p>
<p><b>1003.11.3.1.1 Lavatory.</b> A clear floor or ground space complying with Section 305.3, positioned for a parallel approach and centered on the lavatory shall be provided.</p> <p><b>EXCEPTIONS:</b></p> <p>1. A lavatory complying with Section 606.</p>	<p><b>1003.11.3.2.1 Lavatory.</b> Lavatories shall comply with Sections 1003.11.3.2.1.1 through 1003.11.3.2.1.3.</p> <p><b>1003.11.3.2.1.1 Clear Floor or Ground Space.</b> A clear floor or ground space complying with Section 305.3, positioned for a</p>	<p>Both options require a parallel clear floor space centered on the fixture.</p>

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<p>2. Cabinetry shall be permitted to be added under the lavatory, provided such cabinetry can be removed without removal or replacement of the lavatory, and provided the finish floor extends under such cabinetry.</p>	<p>parallel approach shall be provided.</p> <p><b>EXCEPTION:</b> A lavatory complying with Section 606.</p>	<p>Only Option B specifies an accessible height for the lavatory.</p>
	<p><b>1003.11.3.2.1.2 Position.</b> The centerline of the lavatory shall align with the centerline of the clear floor or ground space.</p>	
	<p><b>1003.11.3.2.1.3 Height.</b> The front of the lavatory shall be 34 inches (230 mm) maximum above the floor or ground, measured to the higher of the fixture rim or counter surface.</p>	
<p><b>1003.11.3.1.2 Water Closet.</b> The lateral distance from the centerline of the water closet to a bathtub, or lavatory shall be 18 inches (455 mm) minimum on one side and 15 inches (380 mm) minimum on the other side. Where the water closet is adjacent to the wall the lateral distance from the centerline of the water closet to the wall shall be 18 inches (455 mm) and 15 inches (380 mm) minimum to a lavatory or bathtub. The water closet shall be positioned to allow for future installation of a grab bar on the side with 18 inches (455 mm) clearance. Clearance areas around the water closet shall comply with Section 1003.11.3.1.2.1, 1003.11.3.1.2.2, or 1003.11.3.1.2.3.</p>	<p><b>1003.11.3.2.2 Water Closet.</b> The water closet shall comply with Section 1003.11.3.1.2.</p>	<p>The Option A and Option B requirements for water closets are identical.</p>
<p><b>1003.11.3.1.2.1 Parallel Approach.</b> Fifty-six inches (1420 mm) minimum shall be provided measured from the wall behind the water closet. Forty-eight inches (1220 mm) minimum shall be provided measured from a point 18 inches (455 mm) from the centerline of the</p>		

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<p>water closet on the side designated for future installation of grab bars. Vanities or lavatories on the wall behind the water closet are permitted to overlap the clear floor or ground space.</p>		
<p><b>1003.11.3.1.2.2 Forward Approach.</b> Sixty-six inches (1675 mm) minimum shall be provided measured from the wall behind the water closet. Forty-eight inches (1220 mm) minimum shall be provided measured from a point 18 inches (455 mm) from the centerline of the water closet on the side designated for future installation of grab bars. Vanities or lavatories on the wall behind the water closet are permitted to overlap the clear floor or ground space.</p>		
<p><b>1003.11.3.1.2.3 Parallel or Forward Approach.</b> Fifty-six inches (1420 mm) minimum shall be provided measured from the wall behind the water closet. Forty-two inches (1065 mm) shall be provided measured from the centerline of the water closet.</p>		
<p><b>1003.11.3.1.3 Bathing Facilities.</b> Where a bathtub or shower compartment is provided it shall conform with Section 1003.11.3.1.3.1, 1003.11.3.1.3.2, or 1003.11.3.1.3.3.</p>	<p><b>1003.11.3.2.3 Bathing Facilities.</b> Where either a bathtub or shower compartment is provided, it shall conform with Section 1003.11.3.2.3.1 or 1003.11.3.2.3.2.</p>	
<p><b>1003.11.3.1.3.1 Parallel Approach Bathtubs.</b> Clearance in front of bathtubs with a parallel approach shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) long minimum. A lavatory shall be permitted at the foot end of the bathtub if a 30 inch (760 mm) wide minimum by 48 inch (760 mm by 1220 mm) long minimum clearance in front of the</p>	<p><b>1003.11.3.2.3.1 Bathtub.</b> Clearance in front of bathtubs shall be 30 inches (760 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the foot end of the bathtub.</p>	<p>The differences for bathtub approaches and clearances for Option A and Option B are the single largest factor in making the Option B design more accessible.</p> <p>“Clearance” is defined not only by the two dimensions specified but by the fact that it extends 80 inches minimum above the floor,</p>

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<p>bathtub is provided.</p> <p><b>EXCEPTION:</b> Lavatories complying with Section 606 shall be permitted in the clearance.</p> <p><b>1003.11.3.1.3.2 Forward Approach Bathtubs.</b> Clearance in front of bathtubs with a forward approach shall be 48 inches (1220 mm) wide minimum by 60 inches (1525 mm) long minimum. A water closet shall be permitted in the clearance at the foot end of the bathtub.</p>		<p>meaning that nothing can protrude into the 30x48 space located at the foot end of the Option B bathtub. In that same parallel approach, a wall-hung lavatory can protrude into the required 30x60 clearance as long as a 30x48 clearance can be provided somewhere along the length of the tub.</p> <p>Additionally, Option A permits a forward approach, which permits a water closet to be located at the foot (control) end of the tub.</p> <p>Allowing either a wall-hung lavatory or a water closet at the foot(control) end of the tub not only decreases the ability of someone in a wheelchair to reach the controls, but permits a lavatory - water closet – tub configuration along a common plumbing wall that is common in inaccessible dwelling unit bathroom design. Conversely, prohibiting the water closet next to the bathtub has the effect of enlarging the room and increasing the likelihood that the water closet will be positioned next to a side wall, where the installation of grab bars on the preferred side wall location may result.</p>
<p><b>1003.11.3.1.3.3 Shower Compartment.</b> If a shower compartment is the only bathing facility, the shower compartment shall be 36 inches (915 mm) minimum by 36 inches (915 mm) minimum. Reinforcing for shower seat is not required in shower compartments larger than 36 inches (915 mm) by 36 inches (915 mm). Clearance of 30 inches (760 mm) wide minimum, measured from the face of the shower compartment, by 48 inches (1220 mm) deep minimum, measured from the shower head wall shall be provided.</p>	<p><b>1003.11.3.2.3.2 Shower Compartment.</b> If a shower compartment is the only bathing facility the shower compartment shall have minimum dimensions of 36 inches (916 mm) minimum by 36 inches (915 mm) minimum. Reinforcing for shower seat is not required in shower compartments larger than 36 inches (915 mm) by 36 inches (915 mm). Clearance 30 inches (760 mm) minimum, measured from the face of the shower compartment, by 48 inches (1220 mm) minimum, measured from the shower head wall shall be provided.</p>	<p>Requirements are the same.</p>