



Department  
for Education

# Further Education Output Specification

**Technical Annex 2A: Sanitaryware and  
Facilities**

**November 2022**

## Document Control

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## Summary

Technical Annex 2A provides the minimum requirements for sanitaryware and associated facilities. It is to be read in conjunction with the Generic Design Brief (GDB) and the College-specific Brief (CSB).

## Review Date

Review dates for this document shall be at 6-month intervals.

## Who is this publication for?

This document is for technical professionals involved in the design and construction of college premises, as part of the Employer's Requirements of the DfE Construction Frameworks (the DfE Construction Framework 2021 and the Offsite Schools Framework (incorporating Modular and MMC delivery) (MMC)). It may also be used as the basis of similar documentation for other procurement routes using the Further Education Output Specification.

## Uniclass Codes

This document captures Uniclass codes for the management of exchange of information. To access all codes and associated titles reference should be made to [Uniclass 2015 | NBS \(thenbs.com\)](https://www.thenbs.com/uniclass-2015)



# 1. Introduction

## 1.1. Overview

1.1.1 This document is one of the Further Education Output Specification (FE-OS) Technical Annexes that forms part of the Generic Design Brief (GDB). [PM\_10\_20]

1.1.2 The definitions listed in the GDB shall apply to this Technical Annex and all other parts of the FE-OS. [PM\_10\_20]

1.1.3 This document shall be read in conjunction with the GDB and all other Technical Annexes as well as the College-specific Brief (CSB), including the College-specific Annexes. [PM\_10\_20]

1.1.4 This document sets out the required technical standards and performance criteria for sanitaryware and facilities. [PM\_10\_20]

1.1.5 The information exchange required at each stage of the design, build and completion process is detailed in the DfE's Exchange Information Requirements (EIR). [PM\_10\_20\_28]

1.1.6 The requirements in this Technical Annex shall apply to all parts of the works; New or Refurbished. [PM\_10\_20]

## 2. General Requirements

### 2.1. Durability

2.1.1 All the components of the overall design shall meet the standards set out in BS ISO 15686 and BS 7543:2015. [PM\_10\_20\_90]

2.1.2 Sanitary fittings, Integrated Plumbing Systems and sanitaryware shall meet the requirements set out in GDB Table 6: Minimum Life Expectancy, without failure resulting from defects in design, materials, or workmanship. [PM\_35\_10\_47]

2.1.3 Failure shall be defined as breakage, disengagement of components, and deflection beyond acceptable values or reduction in performance. [PM\_35\_10\_25]

### 2.2. Special Needs and Disability

2.2.1 Select sanitaryware, and layout to avoid the possibility of accidental or deliberate damage to sanitaryware, including the wear and tear caused by Mobility Equipment. [PM\_35\_10\_25]

2.2.2 Reference shall be made to the CSB to identify any specific requirements for building users with SEND. [PM\_35\_50\_01]

2.2.3 Hygiene room provision shall meet the design requirements as defined by the Changing Places Consortium and that contained in the CSB. [PM\_35\_50\_01]

### 2.3. Refurbishment

2.3.1 Work required to Refurbished Buildings shall be as defined in the Refurbishment Scope of Works (RSoW), under the headings of architectural elements (including FF&E) and M&E elements (including ICT Infrastructure). [Ac\_10\_70\_70]

2.3.2 The work shall be categorised as Renewed, Replaced, Repaired, Retained or have 'No Work'.

- a) Renewed sanitaryware shall be designed to satisfy the relevant outputs of the GDB as well as this Technical Annex (and by the code in the ADS where relevant). [Ac\_10\_70\_70]
- b) Replaced sanitaryware provided shall satisfy the relevant outputs of the GDB as well as this Technical Annex (and by the code in the ADS where relevant),

as far as possible within the constraints of the location, the adjacent elements and the sub-structure. [Ac\_10\_70\_70]

- c) Repaired sanitaryware shall comply with Project-specific specifications and drawings issued as part of the CSB. The overall performance after repair shall be at least as good as that of the existing provision. [Ac\_10\_70\_70]
- d) Retained sanitaryware shall be left as existing, with minimal work required unless needed to complete other Works that form part of the Project and the overall performance of any Retained sanitaryware shall be no worse than the existing performance. [Ac\_10\_70\_70]
- e) Elements requiring 'No Work' shall be left as existing. [Ac\_10\_70\_70]

2.3.3 In respect of Refurbished Works, the required level of compliance with this Technical Annex is set out in the RSoW. [PM\_10\_20\_90]

2.3.4 The requirements in this Technical Annex refer to all parts of the Works except any Building Elements or services that are designated Repaired, Retained or 'No Work' in the RSoW, or spaces designated 'Untouched' in the SoA. [PM\_10\_20\_90]

2.3.5 All refurbishment works shall be assessed to identify where retrospective legislation may apply and works shall be carried out to comply. [Ac\_10\_70\_70]

## **2.4. Vocational and Specialist Facilities**

2.4.1 This Technical Annex refers to typical sanitaryware and facilities requirements and does not provide guidance specific to all needs of all vocational and specialist facilities. College-specific requirement in addition to this Annex 2A, shall be detailed in the CSB. [PM\_10\_20\_90]

## **3. Facilities**

### **3.1. Faith Wash Facilities (Ablutions Room)**

3.1.1 Ablution facilities shall:

- a) be provided where identified in the CSB. [PM\_10\_20\_90]
- b) be universally accessible. [PM\_35\_50\_01]
- c) meet the requirements of Ablution Facilities Sanitaryware in section 4.7. [PM\_10\_20\_90]
- d) meet the requirements of Annex 2A for floor surface drainage. [PM\_10\_20\_90]
- e) have hand drying facilities in accordance with the CSB. [PM\_10\_20\_90]
- f) have a planned space for bins. [PM\_10\_80\_75]

3.1.2 Where it is impractical to recess propriety appliances for accessibility, and where accessible, shower rooms are also to be provided, these rooms can be enhanced to also provide accessible ablution facilities. They are not to be used as a substitute to providing ambulant ablution provision. Accessible shower rooms shall retain their primary intended function alongside an enhanced faith function. [PM\_10\_20\_82]

### **3.2. Family Care Facilities**

3.2.1 Baby changing and feeding rooms, where identified in the CSB shall:

- a) meet the requirements of the CSB. [PM\_10\_20\_90]
- b) be sized, laid out and located so as to be universally accessible. [PM\_35\_50\_01]
- c) ensure baby changing and feeding functions are in separate rooms, and the functions are independently accessed from circulation. [PM\_10\_80\_75]
- d) be designed to provide parking spaces for prams, equal to the number of the changing and feeding spaces. Pram parking spaces should be inside of the rooms and adjacent to the activity area without causing obstruction. Allow space provision for pram manoeuvrability and coordinate with door swings. [PM\_10\_80\_75]

- e) have changing worktops constructed from fixed, solid surfacing. Fold up/down wall mounted changing units are not permitted and provision for wheelchair access should be fixed. [PM\_10\_20\_82]
- f) have a planned space for bins. [PM\_10\_80\_75]
- g) have hand drying facilities in accordance with the CSB. [PM\_10\_20\_90]
- h) provide a proprietary wall mounted toddler seat including seat belt, per change unit and feed space. [PM\_10\_20\_82]

### 3.2.2 Changing work surfaces shall:

- a) be a proprietary product. [PM\_10\_20\_82]
- b) be constructed from seamless solid surfacing. [PM\_10\_20\_82]
- c) have a sink, formed from the same worktop surface. [Pr\_40\_20\_96]
- d) have rounded raised sides to prevent the 'roll off' of the child from the worktop. [PM\_10\_20\_82]
- e) have a minimum 50mm upstand at the junction with walls formed as part of the worksurface. [PM\_10\_20\_82]
- f) be fitted onto a vanity unit base constructed from solid grade laminate in accordance with section 4.1, with the base inset to provide foot space or wheelchair space under. [PM\_10\_20\_82]
- g) have a mirror above the changing and sink areas. [Pr\_25\_71\_53]

### 3.2.3 Feeding rooms shall:

- a) be for private use by one guardian and their children. [PM\_10\_20\_82]
- b) provide a worktop accessible from a seated and standing position for feed preparation. [PM\_10\_20\_82]
- c) have a hook for a changing bag and two hooks for adult clothing. [Pr\_30\_36\_59\_38]
- d) provide a handwash sink, separate to the worktop and feeding area. [Pr\_40\_20\_96]
- e) have a full-length mirror. [Pr\_25\_71\_53]

f) have an indicator door lock with external emergency override. [Pr\_30\_36\_08\_26]

### **3.3. Shower Facilities**

3.3.1 The shower facility (shower) shall consist of a showering area and a drying area. [PM\_10\_20\_82]

3.3.2 Showers shall have level access. [PM\_35\_50\_01]

3.3.3 Showers shall contain a 'step away' area, for drying and to keep belongings clear of water spray. [PM\_10\_20\_82]

3.3.4 Walls and floors of the Shower Facility shall be tanked. The tanking system shall:

a) be sourced from a single manufacturer [PM\_10\_20\_82]

b) be suitable to receive the final exposed finish [PM\_10\_20\_82]

c) be sealed to the drain outlet. [PM\_10\_20\_82]

3.3.5 Ensure water drains to the outlet with no pooling of water. No escape of water beyond the Shower Facility is permitted. [PM\_10\_20\_82]

3.3.6 Outlet and drain covers shall be easy to remove and drainage systems easy to maintain without removal of the surrounding construction. [PM\_80\_10\_50]

3.3.7 Shower controls and shower heads shall be contained within a single stainless steel, wall-mounted, proprietary anti-vandal product. Water shall be supplied from above, inside a proprietary pipe-casing product, finished to coordinate with the shower control unit. [Pr\_40\_20\_87\_75]

### **3.4. Individual Toilet Room Facilities**

3.4.1 Individual Toilet Rooms shall be provided where indicated in the CSB or any facility other than single sex facilities. [PM\_10\_20\_90]

3.4.2 Individual Toilet Rooms shall not be constructed from cubicle panels. The acoustic rating of the door shall match the acoustic rating of the walls as BB93. Walls should be acoustically sealed to the soffit. [PM\_35\_60\_05]

3.4.3 Individual Toilet Rooms shall contain one toilet pan with sanitary bin and, where identified in the CSB, sink with integral solid surface shelf area, mirror and hand drying

facility, allowing space for waste bin. Coordinate with additional items, and design requirements as noted in the CSB. [PM\_10\_20\_90]

3.4.4 Doors shall be capable of opening outwards to enable emergency access. [Pr\_30\_59\_24]

3.4.5 Outward opening doors shall be coordinated to avoid obstruction within circulation spaces. [Pr\_30\_59\_24]

3.4.6 All plumbing shall be concealed, accessible for maintenance and secure. [PM\_10\_20\_82]

3.4.7 The door shall self-close sufficiently to reduce views to the inside but remaining ajar to show the room is vacant. [PM\_10\_20\_82]

## 4. Standards and Specifications

### 4.1. Integrated Plumbing Systems (IPS)

4.1.1 The design and construction of integrated plumbing systems shall comply with the following requirements:

- a) The surface shall be one that can be wiped clean. [PM\_35\_10]
- b) The material shall be waterproof solid laminate; moisture resistant laminate on manufactured board with an Acrylonitrile Butadiene Styrene (ABS) or similar edging; recycled plastic, or alternative to be approved. [PM\_35\_10]
- c) The joint between the system and coved skirting or flooring material shall be straight, level and the materials fully bonded to their substrates at their junction, sealed against water ingress and dirt. [PM\_35\_10]
- d) Sealants shall be waterproof and mould resistant. [PM\_35\_10]
- e) Access panels shall be lockable with a master key and have tamper-proof fittings. [Pr\_40\_20\_93\_62]
- f) A wall hanging fixing frame shall be provided as part of the IPS system, where recommended by the manufacturer in compliance with BS EN 997:2018 'WC Pans and WC Suites with Integral Trap'. [Pr\_40\_20\_93\_62]
- g) IPS is not permitted for use in showers. [PM\_10\_20]

### 4.2. Toilet and Shower Cubicle Systems

4.2.1 The design and construction of all toilet cubicle systems and shower cubicle systems provided shall comply with the following requirements:

- a) Standard toilet cubicles shall be at least 1500mm deep x 800mm wide. [Ss\_25\_12\_60\_60]
- b) Standard shower cubicles shall be 1800mm deep x 900mm wide. [Ss\_40\_15\_75\_79]
- c) Constructed from waterproof solid laminate. [Ss\_25\_12\_60\_60]
- d) Panels shall be pre-drilled to accommodate the required fittings; redundant drill holes for fittings within panels shall not be acceptable. [Ss\_25\_12\_60\_60]

- e) Fittings shall be anti-rust and vandal proof. [Ss\_25\_12\_60\_60]
- f) Systems shall facilitate cleaning to prevent the build-up of dirt and germs. [Ss\_25\_12\_60\_60]

4.2.2 Cubicle doors shall be lockable and opened manually from the inside. [Ss\_25\_12\_60\_60]

4.2.3 Inward opening doors shall be able to open outwards through use of an emergency releasable door hinge or a lift-off facility to facilitate emergency assistance to someone who has fallen against the door inside the cubicle (blocking the door from opening). [Ss\_25\_12\_60\_60]

4.2.4 An emergency release function shall limit operation to staff only, thereby not compromising the privacy of the user under general circumstances. [Ss\_25\_12\_60\_60]

4.2.5 Cubicle doors shall be fitted with occupation indicator signs, using the word 'occupied'. A red/green indicator is unsuitable. [Ss\_25\_12\_60\_60]

4.2.6 Cubicle locking devices shall be suitable for use by people with impaired manual dexterity (i.e., a simple closed fist action). [Ss\_25\_12\_60\_60]

4.2.7 Cubicle locks shall be designed so that it is the weakest element in the door assembly. The lock shall break on application of force rather than damaging the cubicle system. [Pr\_30\_36\_08\_26]

4.2.8 The College shall be provided with one spare lock for every five cubicles. [Pr\_30\_36\_08\_26]

4.2.9 The inside of each cubicle door shall have a coat hook with a rubber buffer, designed to serve as a doorstop to the cubicle door. [Pr\_30\_36\_59\_38]

4.2.10 The coat hook shall be securely fixed with hidden fixings to avoid damage. [Pr\_30\_36\_59\_38]

4.2.11 All hinges shall be designed to eliminate the potential for finger trapping and shall be self-closing. [Pr\_30\_36\_36]

4.2.12 The design and construction of all toilet cubicle systems shall meet the following requirements:

- a) Ambulant and enlarged cubicle provision shall comply with AD M and adopt the relevant guidance in BS 8300-2:2018 - 'Design of an accessible and inclusive built environment. Buildings. Code of practice'. [PM\_10\_20\_90]

- b) In single sex toilet facilities, a cubicle system can be used and, for increased building user privacy must be floor to ceiling. There shall be a maximum gap of 5mm between the finished floor level and the bottom of the door and between the top of the door and the ceiling or over-panel. [Ss\_25\_12\_60\_60]
- c) In single sex shower facilities, a cubicle system can be used, where defined in the CSB, and must have a gap of 150mm between the floor level and the system. The cubicle systems must be a minimum of 2.2m tall. Heights are average above sloping floor levels. [Ss\_40\_15\_75\_79]
- d) It shall not be possible to see from the adjacent circulation route into a cubicle when the door is open (for example doors should be perpendicular to the main flow of circulation). [Ss\_25\_12\_60\_60]

### **4.3. Sanitaryware Elements**

4.3.1 Sanitaryware elements listed in Section 5, Table 1 shall be provided as required in the College-specific ADS. [PM\_10\_20\_90]

4.3.2 Sanitaryware shall not be remotely controlled and controls shall not rely upon batteries for power. [Pr\_40]

4.3.3 Controls such as isolator switches shall be located at high level on walls or, where necessary, on fixed furniture and allow use by authorised personnel only. [Pr\_65\_72\_97\_31]

4.3.4 Sanitaryware shall not have any sharp edges or corners that may cause injury and finishes shall be suitable for the activities. [Pr\_40\_20]

4.3.5 Corners, edges, frames, and details that can trap dirt, and hence compromise hygienic performance, shall be avoided. [Pr\_40\_20]

4.3.6 Sanitaryware and appliances shall be assembled, installed and fitted so that services drain as intended and as recommended by the manufacturer. [Pr\_40]

4.3.7 Sanitaryware components shall be jointed and bedded using compounds and methods recommended by the manufacturer. [Pr\_40]

4.3.8 Materials used shall enable easy cleaning. [Pr\_40]

4.3.9 Code of practice for the selection, installation and maintenance of sanitary and associated appliances' BS 6465:2020 - 'Sanitary installations' shall apply. [PM\_10\_20\_90]

4.3.10 Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances' BS 6465:2020 - 'Sanitary installations' shall apply. [PM\_10\_20\_90]

4.3.11 Cisterns in all toilet areas shall be concealed and easily accessible for maintenance and made secure. [PM\_10\_20\_82]

4.3.12 Pipework in toilet areas shall be concealed and easily accessible for maintenance and made secure. [PM\_10\_20\_82]

4.3.13 Traps in toilet areas shall be concealed and easily accessible for maintenance and made secure. [PM\_10\_20\_82]

## **4.4. Toilet Pans, Urinals and Cisterns**

4.4.1 Toilet pans and urinals shall be constructed from vitreous china as set out in BS 3402 - 'Specification for quality of vitreous china sanitary appliances' or a material which can be demonstrated to perform equally well. [PM\_10\_20\_90]

4.4.2 All parts of the appliance shall be sourced from a single manufacturer. [PM\_10\_20\_82]

4.4.3 Toilets shall be selected to avoid the build-up of dirt and germs and shall mitigate potential for interference or vandalism. [PM\_10\_20\_82]

4.4.4 Toilets shall have an internal overflow system. [Pr\_40\_20\_93\_89]

4.4.5 Flushing mechanisms shall be touch free, proximity sensor controlled. [Pr\_40\_20\_93\_87]

4.4.6 The British Standard Flush test shall be achieved to comply with Water Regulation Guide WRAS. [Pr\_40\_20\_93\_87]

4.4.7 The UK class 2 flush test shall be achieved to cover any part flush performance in line with EN997. [Pr\_40\_20\_93\_87]

4.4.8 Toilet pans shall be sufficiently robust for use within a College environment and shall be easy to clean as set out in BS EN 997:2018+A1:2015 - 'WC pans and WC suites with integral trap'. [Pr\_40\_20\_93\_94]

4.4.9 Toilet pan seats and lids shall be top fitting and meet the requirements set out in BS 1254:1981 - 'Specification for WC seats (plastics)'. [Pr\_40\_20\_93\_95]

4.4.10 Urinals shall be coordinated with privacy screens. [Pr\_40\_20\_93\_74]

## 4.5. Wash Troughs

4.5.1 Wash troughs shall meet the requirements set out in BS EN 14296:2015+A1:2018 - 'Sanitary appliances. Communal washing troughs'. [Pr\_40\_20\_96\_99]

4.5.2 Wash troughs shall be constructed from solid surface material, recycled plastic, vitreous china as set out in BS 3402 - 'Specification for quality of vitreous china sanitary appliances' or a material which can be demonstrated to perform equally well. [Pr\_40\_20\_96\_99]

4.5.3 Wash troughs shall be constructed to achieve an even and smooth surface, free from acute corners or projections so they shall be cleaned effectively, thus preventing dirt and germ build up. [Pr\_40\_20\_96\_99]

4.5.4 Seam welded joints in metal troughs are acceptable but shall be ground down to provide a smooth finish. [Pr\_40\_20\_96\_99]

4.5.5 Fixings through troughs shall be both watertight and inconspicuous to discourage building user interference and minimise dirt and germ build up. [Pr\_40\_20\_96\_99]

4.5.6 There shall be an integral upstand with holes for screw fixing to the wall. In addition, there shall be a splashback as defined in Section 4.16. [Pr\_40\_20\_96\_99]

4.5.7 The design of the upstand and splashback shall avoid the build-up of grime. [Pr\_40\_20\_96\_99]

4.5.8 Troughs shall be supported off the wall with no legs or other connections to the floor for ease of cleaning. [Pr\_40\_20\_96\_99]

4.5.9 A down stand shall be provided to conceal services. [Pr\_40\_20\_96\_99]

4.5.10 The down stand shall be accessible via a removable panel using tamper-proof fixings to provide sufficient access to services for maintenance and emptying. [Pr\_40\_20\_96\_99]

4.5.11 Plugs shall not be provided in washrooms. [PM\_10\_20\_82]

## 4.6. Wash-hand Basins

4.6.1 Wash-hand basins shall be constructed from vitreous china as set out in BS 3402 - 'Specification for quality of vitreous china sanitary appliances' or a material which can be demonstrated to perform equally well. [Pr\_40\_20\_96]

4.6.2 Basins shall meet the requirements set out in BS EN 14688:2015 - 'Sanitary appliances. Wash basins. Functional requirements and test methods'. [Pr\_40\_20\_96]

4.6.3 Plugs for wash-hand basins shall not be provided in washrooms. [PM\_10\_20\_82]

4.6.4 The surface above the basin shall be fully sealed along the width of the basin. [PM\_10\_20\_82]

4.6.5 Services to runs of wash-hand basins, such as traps and waste pipes, shall be concealed, for example by vanity units. [Pr\_65\_52\_25]

4.6.6 Access to services shall be via a removable panel using tamper-proof fixings. [Pr\_65\_52\_25]

## **4.7. Ablution Facilities Sanitaryware**

4.7.1 The sanitaryware appliance (unit) shall be a proprietary product:

- a) of a homogenous modular type. [Ss\_40\_15\_75]
- b) formed in a single piece and shall self-drain to the outlet. [Ss\_40\_15\_75]
- c) with an anti-slip surface suitable for bare feet use in wet conditions. [Ss\_40\_15\_75]
- d) containing a fixed stool. [Ss\_40\_15\_75]
- e) installed with drainage components as specified by the product's manufacturer. [Ss\_40\_15\_75]

4.7.2 The proprietary product shall abut IPS with the tap, and any other accessories noted in the CSB, fitted to the IPS. The IPS is to have a removable secure access panel for inspection and maintenance of the IPS void, drainage, and water supply connections. [Ss\_40\_15\_75]

4.7.3 Drainage connections to a shared soil system are to be within the IPS zone and not under appliances. [Ss\_40\_15\_75]

4.7.4 The appliance shall be sealed at all perimeters, and at abutments between multiple units. [Ss\_40\_15\_75]

4.7.5 Appliances shall be installed to allow each unit to be removed individually when required for maintenance activities, without overly impacting adjacent units. [Ss\_40\_15\_75]

## **4.8. Additional Requirements for Accessible Toilet Sanitaryware**

4.8.1 Where sanitaryware is in an accessible toilet or hygiene room, the following requirements shall be met:

- a) Visual contrast between the sanitaryware, grab rails, alarm cord and the wall finish to enable people with visual impairment to locate the fittings. [Pr\_40\_20\_60\_02]
- b) Toilet seat shall be in a contrasting colour so visually impaired people can see if it is up, in accordance with AD M. [Pr\_40\_20\_60\_02]
- c) Tamper-proof single mixer extended lever spray taps to all basins and showers. [Pr\_40\_20\_60\_02]
- d) Fittings shall be set out to comply with ADM and adopt the relevant guidance stipulated in BS 8300-2:2018. [PM\_10\_20\_90]

## **4.9. Toilet Paper Dispensers**

4.9.1 Toilet paper dispensers shall be provided for every toilet pan. [Pr\_40\_70\_22\_90]

4.9.2 Toilet paper dispensers shall be a 'sheet type' dispenser rather than rolls. [Pr\_40\_70\_22\_90]

4.9.3 Toilet paper dispensers shall be fitted with a tamper-proof lock to prevent building users' interference. [Pr\_40\_70\_22\_90]

4.9.4 Where the CSB identifies that the College wish to provide their own dispensers through a service contract, the Contractor shall allow for fixing only. [Pr\_40\_70\_22\_90]

4.9.5 All fixings shall be concealed to avoid tampering and potential dirt and germ build up. [Pr\_20\_29]

## **4.10. Soap Dispensers**

4.10.1 Cartridge type soap dispensers shall be provided at every wash-hand basin or for every 500mm length of wash trough. [Pr\_40\_70\_22\_81]

4.10.2 Each dispenser shall contain a minimum of 1000ml of liquid soap via a dosing pump. [Pr\_40\_70\_22\_81]

4.10.3 Where the CSB identifies that the College wish to provide their own dispensers through a service contract, the Contractor shall allow for fixing only. [Pr\_40\_70\_22\_81]

4.10.4 All fixings shall be concealed to avoid tampering and potential dirt and germ build up. [Pr\_20\_29]

## **4.11. Hand Drying**

4.11.1 Unless paper towels are specified in the CSB, hand drying facilities shall be provided with electric hand dryers as defined in Table 3. [Pr\_40\_70\_62\_37]

4.11.2 Electric hand dryers shall:

- a) have a drying time of less than 30 seconds [Pr\_40\_70\_62\_37]
- b) have infrared control for no contact start, auto-off and noise level less than 65 dBA at 1m. [PM\_35\_60]
- c) have an easy clean, jointless, waterproof material applied to the wall under the dryer, finished down to meet the floor. This is to provide wall protection from water staining and shall match the wall colour where possible. [PM\_35\_10\_25]

4.11.3 Where paper towel dispensers are provided, they shall:

- a) be the hands-free type [Pr\_40\_70\_22\_62]
- b) allow only one sheet at a time to be used, reducing the likelihood of misuse. [Pr\_40\_70\_22\_62]

4.11.4 Where the CSB identifies that the College wish to provide hand drying facilities through a service contract, the Contractor shall allow for fixing and infrastructure servicing only. [Pr\_40\_70\_62\_37 or Pr\_40\_70\_22\_62]

4.11.5 The provision of adjacent touch free waste bins shall be included in the design. [Pr\_40\_50\_07\_96]

## **4.12. Sanitary Product Vending**

4.12.1 A sanitary product vending machine shall be located as defined by the CSB. [Pr\_40\_70\_22\_75]

4.12.2 Where the CSB identifies that the College wish to provide the machines through a service contract, the Contractor should allow for fixing only. [Pr\_40\_70\_22\_75]

4.12.3 A sanitary product vending machine shall:

- a) be situated so that building users can use it without being visible from the circulation areas, for maximum privacy [Pr\_40\_70\_22\_75]

4.12.4 If the College has any specific requirements, these shall be identified in the CSB. [Pr\_40\_70\_22\_75]

4.12.5 There should be sufficient space beside the toilet pan to allow for a sanitary product disposal bin. [Pr\_40\_50\_07\_76]

## **4.13. Taps for Hand Washing**

4.13.1 Sensor-operated taps shall be selected and fitted to avoid germ transfer in all sanitary facilities, unless otherwise noted in the CSB. [Pr\_40\_20\_87\_98]

4.13.2 Sensor-operated, taps shall turn off automatically with less than one litre of use. [Pr\_40\_20\_87\_98]

4.13.3 Deck mounted taps shall be fixed such that they can be cleaned effectively. [Pr\_40\_20\_87\_98]

4.13.4 Vertically mounted taps shall be structurally supported. [Pr\_40\_20\_87\_98]

## **4.14. Cleaners' Sinks**

4.14.1 Cleaners' sink shall be a heavy-duty floor mounted stainless steel or ceramic unit with a stainless-steel hinged grating and wall mounted high level taps above. [Pr\_40\_20\_96\_44]

## **4.15. Mirrors**

4.15.1 Mirrors shall:

- a) be laminated toughened glass. [Pr\_25\_71\_53]
- b) be backed with a waterproof and impact-resistant layer to allow them to be safely fixed directly to the supporting substrate. [Pr\_25\_71\_53]
- c) have tamper-proof fixings. [Pr\_25\_71\_53]

- d) have no sharp edges or corners, with any backing layers formed and shaped to match. [Pr\_25\_71\_53]

## 4.16. Splashbacks

4.16.1 Anywhere there is handwashing or the opportunity for water to splash non-waterproof wall construction, provide splashbacks that:

- a) are large format to reduce or eliminate joints, [Pr\_40\_20\_76\_83]
- b) are resistance to mould growth (including sealants), [Pr\_40\_20\_76\_83]
- c) extend to cover the full width of the appliance (e.g., sink, trough or worksurface), [Pr\_40\_20\_76\_83]
- d) are waterproof, including joints, [Pr\_40\_20\_76\_83]
- e) are sealed to the appliance (e.g., sink, trough) or worksurface, to ensure a waterproof joint and eliminate gaps which can trap dirt, [Pr\_40\_20\_76\_83]
- f) provide a minimum height of 300mm wall cover, from the top of the appliance top (e.g., rim of a sink) or worksurface, and [Pr\_40\_20\_76\_83]
- g) provided with coordinating finishing edge trims, sealed to substrates. [Pr\_40\_20\_76\_83]

## 4.17. Hygiene Room and Equipment

4.17.1 The hygiene room shall be designed to meet Changing Places: 'The Practical Guide'. [PM\_10\_20\_90]

4.17.2 The ceilings and/or walls shall be designed with integral supporting structure to accept the loading of a track hoist system and associated building services. [Pr\_65\_80\_47\_31]

4.17.3 Mobile hoists shall not be acceptable. [PM\_10\_20]

4.17.4 Where a track and hoist system is provided, it shall meet the following requirements:

- a) The hoist shall facilitate use in an adult community setting. [Pr\_65\_80\_47\_12]

- b) The track is an 'X-Y system' (also known as an 'H system') with a pair of ceiling mounted parallel side beams supporting a moving track (boom). [Pr\_65\_80\_47\_12]
- c) The hoists shall be motorised with cabled connected remote-control operation, allowing up and down movement of the hoist and its traversing along the length of the track. [Pr\_65\_80\_47\_12]
- d) The structure shall be designed to support the maximum in-use loading of the hoist, including the hoists own weight. [Pr\_65\_80\_47\_12]
- e) Clear 'Maximum Load' warning signage is to be provided. [Pr\_65\_80\_47\_12]
- f) The track shall allow a user to be transferred between a wheelchair and the WC, the shower and the changing bed (where included). [Pr\_65\_80\_47\_12]
- g) The hoist shall have a lifting height of 2.1m. [Pr\_65\_80\_47\_12]
- h) The hoist should return to the end of the track where the battery-charging unit is housed from a mains supply. [Pr\_65\_80\_47\_12]
- i) The hoist allows for at least 3 spreader connections to the sling to ensure comfort for the user. [Pr\_65\_80\_47\_12]
- j) The hoist has an emergency stop or a pull cord, which provides an emergency cut out. [Pr\_65\_80\_47\_12]
- k) The hoist tracking system shall be compatible with a widely recognised range of slings and accessories. [Pr\_65\_80\_47\_12]
- l) Hoist and tracking systems shall carry the CE mark. [Pr\_65\_80\_47\_12]
- m) Hoist and tracking systems shall comply with:
  - i) Medical Devices Directive (93/42/EEC) as amended 2007/47/EC. [Pr\_65\_80\_47\_12]
  - ii) BS EN ISO 10535:2006 'Hoists for the transfer of disabled persons. Requirements and test methods'. [Pr\_65\_80\_47\_12]

4.17.5 Hygiene rooms shall contain a shower with adjustable shower head on a rail. The option for the shower head to be hand-held shall be facilitated. [Pr\_40\_20\_87\_76]

4.17.6 Level access is required into the shower area to allow for the use of the shower whilst a user is on a changing trolley. [Ss\_40\_15\_75\_78]

4.17.7 The shower shall be installed as part of a wet room construction.  
[Ss\_40\_15\_75\_78]

4.17.8 Reference shall be made to the CSB for any specialist equipment requirements for hygiene rooms. [PM\_10\_20\_90]

4.17.9 There shall be a defined space in the hygiene room for storing clinical waste bins (soiled nappies/liners or dressings etc.) to meet the method identified in the CSB.  
[SL\_90\_50\_38]

## 5. Tables – Required Provision, Key Dimensions and Ratios

### 5.1. Required Provision

5.1.1 The Contractor shall provide all sanitaryware listed in the tables below. Additional College-specific requirements may be listed in the CSB and the College-specific ADS.  
[PM\_10\_20\_90]

Code	All toilets shall include one or more of the following:
SANT001	Toilet pan
SANT002	Wash hand basin <b>or</b>
SANT003	Wash trough (2 person) <b>or</b>
SANT004	Wash trough (3 person)
SANT005	Urinal, with privacy screen
SANE001	Soap dispenser (or fix only, as part of the College's service contract)
SANE002	Toilet paper dispenser (or fix only, as part of the College's service contract)
SANE007	Hand drier (alternatively paper towel dispenser as listed in CSB) or fix only (as part of the College's service contract)
SANE008	Sanitary towel dispenser (fix only, as part of the College's service contract)
SANE 009	Sanitary towel bin (as part of a College's service contract)

<b>Code</b>	<b>In addition to the above, all accessible toilets shall include:</b>
SANA001	Accessible W.C. pan (in place of toilet pan)
SANAE01	W.C. horizontal grab rail
SANAE02	W.C. vertical grab rail
SANAE05	Alarm pull cord
SANAE06	Alarm reset button
SANE006	Mirror (full height)
<b>Code</b>	<b>In addition to the items in the accessible toilet above, hygiene rooms shall also include:</b>
SANA003	Provision for track and hoist system (for future installation) or legacy hoist system (as listed in CSB)
SANA005	Shower control
SANA006	Detachable shower head on rail
SANAE03	Wash basin grab rail
SANAE07	Low level clothes hook
SANAE08	High level clothes hook
SANAE11	Wide roll paper dispenser (or fix only if part of the College's service contract)
SANAE20	Large sanitary bin (or as part of a College's service contract)

SANAE21	Waste disposal bin
<b>Code</b>	<b>Where identified in the CSB include:</b>
SANAE23	Baby seat - folding
SANAE24	Ablution Unit - Modular
SANAE25	Baby change counter
<b>Code</b>	<b>In addition to the above, hygiene rooms shall also include:</b>
SANA002	Powered height-adjustable wash basin
SANA003	Track and hoist system or Legacy hoist system (as listed in CSB)
SANA004	Height adjustable changing trolley (or allow for Legacy or space only if part of future provision)
SANAE09	Height adjustable shower seat

**Table 1 – Sanitaryware – Required Provision**

## 5.2. Sanitaryware - Key Dimensions

5.2.1 Required provision plus height from floor (columns 5). [PM\_10\_20\_82]

Code	Provision	Floor / Wall	Dimension	Adult Height	Facility
SANT001	Toilet pan <sup>1</sup>	Floor	Var	395	Toilet
SANT002	Hand wash basin	Floor	500x400	750-850	Toilet
SANT003	2-person wash trough	Floor	1000x400	750-850	Toilet
SANT004	3-person wash trough	Floor	1500x400	750-850	Toilet
SANE001	Soap dispenser	Wall	Var	1000	Toilet
SANE002	Toilet paper dispenser	Wall	Var	800-1000	Toilet
SANE006	Mirror (full height)	Wall	1500hx600	600	Accessible Toilet
SANE 007	Hand dryer / Paper towel dispenser	Wall	Var	1000	Toilet
SANE008	Sanitary towel dispenser	Wall	Var	850-1000	Accessible Toilet
SANA001	Accessible W.C. pan	Floor	Var	480	Accessible Toilet
SANA002	Height-adjustable hand-wash basin	Wall	Var	580-1020	Hygiene Room
SANA003	Track hoist system	Ceiling	Var	N/A	Hygiene Room
SANA004	Height adjustable changing trolley	Floor	Var	300-1000	Hygiene Room
SANA005	Shower control	Wall	Var	750-1000	Hygiene Room

<b>Code</b>	<b>Provision</b>	<b>Floor / Wall</b>	<b>Dimension</b>	<b>Adult Height</b>	<b>Facility</b>
SANA006	Detachable shower head on rail	Wall	Var	1200-1400	Hygiene Room
SANT001	Toilet pan (w/o seat)	Floor	Var	395	Accessible Toilet
SANAE01	W.C. horizontal grab rail	Wall	N/A	680	Accessible Toilet
SANAE02	W.C. vertical grab rail	Wall	N/A	800	Accessible Toilet
SANAE03	Wash basin grab rail	Wall	N/A	800	Hygiene Room
SANAE04	Waste disposal hopper	Floor	Var	Var	Hygiene Room
SANAE05	Alarm pull cord	Ceiling	Var	100	Hygiene Room
SANAE06	Alarm reset button	Wall	Var	800-1000	Hygiene Room
SANAE07	Low level clothes hook	Wall	Var	1050	Hygiene Room
SANAE08	High level clothes hook	Wall	Var	1400	Hygiene Room
SANAE09	Height adjustable shower seat	Wall	Var	470-550	Hygiene Room
SANAE11	Wide roll paper dispenser	Wall	Var	1200	Hygiene Room
SANAE20	Large sanitary bin	Floor	Var	Var	Hygiene Room
SANAE21	Waste disposal bin	Floor	Var	Var	Hygiene Room
SANAE22	Mobile folding privacy screen	Floor	Var	Var	Hygiene Room

Code	Provision	Floor / Wall	Dimension	Adult Height	Facility
SANAE23	Baby seat - folding	Wall	Var	500	Baby Change
SANAE24	Ablution Unit - Modular	Floor	900x700	Var	Ablutions Room
SANAE25	Baby change counter	Floor	Var	Var	Baby Change

**Table 2 – Sanitaryware – Key Dimensions**

<sup>1</sup> For the purposes of this table the height of the toilet pan is measured without the seat.

## 5.3. Sanitaryware – Ratio Table

5.3.1 Required ratio provision. Reference shall also be made to the CSB [PM\_10\_20\_90]

Item	Room type	General ratio	Fitting	Notes
Shower	Individual changing or shower room	1 shower to 1 room	Level access shower which may require screen to reduce spray to ensure clothing/bags/towel kept dry	
Shower	General changing room	1 shower for every 6 users*	Shower to be in cubicle with door. Area to stand away from shower for drying and keeping towel dry when showering	* Round the number of showers down
Shower	Team changing - open shower**	1 shower for every 4 users*	Shower outlets should be at 750 mm minimum intervals with 450-500 mm minimum between end shower heads and side walls. Minimum overall shower area depth 1900mm	* Round the number of showers up  ** cubicled showers can be delivered as part of team changing but the ratio of showers to occupants remains as team changing.
Urinal	Dedicated male toilets only	1.5** urinals for every cubicle replaced on basis that there shall be at least 40% of facilities as cubicles*. Urinals should only be introduced if a minimum of two	Privacy separation shall be provided between urinals	*the provision of urinals must be at the request of the College and must be described in the CSB.  **minimum 2 urinals

Item	Room type	General ratio	Fitting	Notes
		cubicles are delivered in WC area considered		
Mirror	Individual changing or shower room	2 mirrors per room	One mirror over basin (700h x 600mm) – top of mirror 1600mm above ffl. One mirror (1400h x 600mm) mounted 600mm above ffl	
Mirror	General or Team	1 mirror for every 16 persons or for part thereof	Mirror(s) to be (1600h x 600mm) mounted 400mm above ffl	
Prayer room ablutions	Dedicated ablution room	2 ablution facilities per 25 person prayer room occupancy or for part thereof (2:25 ratio) with minimum of 2 provided. The facilities shall be provided in equal number in dedicated male/female accommodation (minimum 1 male facility and 1 female facility)	Spacing should be minimum of 820mm between any washing outlets and adequate distance from adjacent walls to avoid wetting clothes. Washing facility should be in form of trough or channel	

Item	Room type	General ratio	Fitting	Notes
Hand Drier	Toilets	1 for every 5 outlets (WCs and urinals) or part thereof	Provide suitable splashback below every hand drier	
Towel hooks	Shower Facility	1 hook for every shower head*	Hooks are to be corrosion resistant, either stainless steel or plastic-coated metal. Hooks are to be appropriately mounted for surface and substrate material	*Hooks in cubicles to be mounted on side wall or back of the door away from the spray of the shower, or in open shower areas to be located in drying area.

**Table 3 - Sanitaryware Ratios**

## **6. Demonstrating Compliance**

### **6.1. Overview**

6.1.1 The Contractor shall demonstrate compliance with the Employer's Requirements by use of protocols detailed in the Contractor's Quality Assurance procedures capturing evidence of both coordinated design and its implementation into the construction of the College Building(s) with photographic evidence and/or third-party accreditation. [PM\_70\_15]



Department  
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