



Commercial Buildings Frequently Asked Questions

SPS 366.1010, IBC 2902.2 - Exception 2, and IEBC 1010 If in a commercial building that predates SPS 360 to 366 there is an alteration or use change to a space having a single toilet room, can the single toilet room still be permitted if the total occupant load it is serving exceeds the 15-person limit as specified in the second exception of IBC section 2902.2?

Answer: Yes, some existing toilet rooms are allowed to use the 25-person limit previously assigned the single toilet room.

Since July 2002 the Wisconsin Commercial Building Code (WCBC) permits a single toilet room to serve spaces with a maximum employee load of 15 where the maximum total load (employees and customers) does not exceed 15 persons. In some ways this is more restrictive than in the past, but in other ways it is less restrictive. The current requirement is not retroactive, and the Division recognizes the validity of previous approvals.

When within a facility built under the pre-July 2002 edition of the WCBC, the division will continue to recognize the capacity for which the single toilet room was originally designed, provided the use of the space served by the toilet room does not change, or changes only to another use that was permitted to utilize that exception. In previous commercial building codes, a single fixture toilet room was permitted in lieu of separate a toilet room for each sex, when serving a limited number of people within a limited number of uses.

The following is a list of those limited uses:

- Adult Day Care
- Factory
- Repair Garage
- Business
- Mercantile
- Small Assembly Spaces like Ice Cream Parlors or Coffee Shops
- Service Garage
- Child Day Care
- Occupied Storage Garage
- Warehousing/Storage

The people limitation referenced in the earlier versions of the WCBC was a 25-person total capacity.

In summary, when uses change between those listed above, or when people loads change slightly due to alterations or subtle use changes, the listed uses are not required to add a second toilet room, provided the total number of occupants does not exceed 25 persons and the building was constructed prior to July 1, 2002. An alteration to the single toilet room likewise does not trigger a requirement to add a second toilet room. (September 1, 2011)



Commercial Buildings Frequently Asked Questions

IEBC 1002.1 and IBC 402 For a change of use of a tenant space within a mall, must the tenant space be separated from any other tenant spaces by a fire partition having a fire-resistive rating complying with IBC 708?

Answer: The requirement for separation of tenant spaces by fire partitions complying with IBC 708 applies only if the mall is a "covered mall building" designed to comply with IBC 402. Consequently, if the mall, or if a portion of the mall that is separated by fire walls into a "separate building," complies with IBC 402 and the designer chooses to use the covered mall option, fire partitions are required.

Otherwise, separation between tenant spaces may or may not be required, based on nonseparated-use or separated-use options that may be selected, and the corresponding code requirements. (June 30, 2008)