

BULLETIN 2003-011-BU

APRIL 19, 2007
(Revised)

WASHROOMS IN MERCANTILE, LIMITED FOOD RETAIL AND RESTAURANTS

The intent of this bulletin is to clarify the Vancouver Building By-law requirements and the City's policies on washrooms for Mercantile, Limited Food Retail, and Restaurants. The By-law requirements for washrooms for the above uses are referenced in Sentences 3.7.2.2.(4), 3.7.2.2.(6), 3.7.2.2.(13), 3.7.2.2.(15), 3.7.2.2. (16) and Clause 3.8.2.1.(2)(e) of Division B.

VBBL Sentences 3.7.2.2.(6) and 3.7.2.2.(13) outline washroom requirements based on occupant load for assembly and mercantile occupancies. The number of washrooms is set out in Table 3.7.2.2.A. for assembly use, including restaurants. In our changing climate of fast food retail, it is onerous to require small limited seating restaurants to comply with these requirements, hence Sentence 3.7.2.2.(4) was amended accordingly to require a lesser washroom requirement for **small restaurants** with occupant load of 25 persons or less.

As a policy, the City will allow an addition of up to 5 seats to the original occupant load in existing restaurants without triggering additional washrooms, if existing washrooms are not altered. Public access to the washrooms/toilet rooms is not permitted to go through any food preparation areas. The following table summarizes the By-law requirements.

Use	Minimum Requirements
Mercantile with retail floor space 50 sq. m. or less, and the total area of the building's floor area is not more than 600 sq. m.	1 unisex washroom for staff. <ul style="list-style-type: none"> • can be outside the tenant space • accessible washroom not required if total retail floor space is less than 50 sq. m.
Mercantile with retail floor space more than 50 sq. m. and not more than 500 sq. m., total number of staff not more than 25, and the total area of the building's floor area is not more than 600 sq. m.	1 universal toilet room meeting VBBL 3.7.2.10.(9) located within the tenant space or in the building so that it is accessible to the public.
Mercantile with tenant space not more than 500 sq. m. with total number of staff more than 25.	Provide washrooms per Table 3.7.2.2.(B). The first washroom can be used as universal toilet room provided it complies with the accessibility design VBBL 3.7.2.10.(9).
Mercantile with tenant space more than 500 sq. m. and the total area of the building's floor area is more than 600 sq. m.	1 WC for each 300 males and 1 WC for each 150 females located so that they are available to the public when the building is occupied. The first WC can be used as a universal toilet room provided it complies with the accessibility design VBBL 3.7.2.10.(9).
Limited Food Retail 16 seats or less, Restaurants 17-25 seats.	1 unisex washroom for staff and public if the washroom is existing. If the washroom is newly constructed or altered, then the washroom must be a universal toilet room meeting VBBL 3.7.2.10.(9).

Use	Minimum Requirements
Restaurants 26-50 seats.	2 unisex washrooms for staff and public if the washrooms are existing. If the washrooms are newly constructed or altered, then one of the washrooms must be a universal toilet room meeting VBBL 3.7.2.10.(9).
Restaurant More than 50 Seats.	<p>Provide washrooms per Table 3.7.2.2.A. if washrooms are newly constructed or altered:</p> <ul style="list-style-type: none"> • at least one universal toilet room in compliance with VBBL 3.7.2.10.(9). This toilet room may be used in the count of the required number of water closets. • where the total occupant load exceeds 150, washrooms must meet the accessibility requirements under Sentence 3.7.2.10.(2)-(8). <p>For existing small suite, where alterations to the washrooms are not proposed, 2 existing washrooms may be acceptable as determined by the CBO where not more than 60 seats are provided.</p>

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