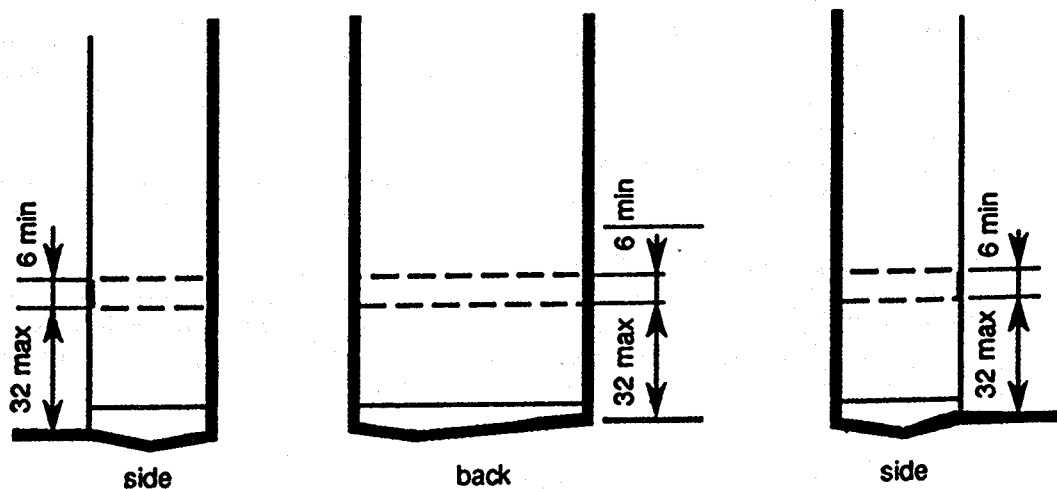


FIGURE 57.86-3  
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS



NOTE: The areas outlined in dashed lines represent locations for future installation of grab bars.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

**ILHR 57.87 Usable kitchens.** Kitchens of covered multi-family housing shall be designed and constructed as follows:

(1) **CLEAR FLOOR SPACE.** A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop and sink, and either a parallel or forward approach shall be provided at the oven, dishwasher, refrigerator, freezer or trash compactor.

Note: See Appendix for the minimum clear floor space for wheelchairs.

(2) **CLEARANCE BETWEEN COUNTERS.** Clearance between counters and all opposing base cabinets, countertops, appliances or walls shall be at least 40 inches.

(3) **U-SHAPED KITCHENS.** In U-shaped kitchens with a sink, range or cooktop at the base of the "U," a 60-inch turning radius shall be provided to allow a parallel approach, or the base cabinets shall be removable at that location to allow knee space for a forward approach.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

**ILHR 57.871 Usable bathrooms.** At least one bathroom in a dwelling unit shall be designed in accordance with sub. (2). All other bathrooms shall comply with sub. (1).

(1) **BASIC USABILITY.** (a) *Design of bathroom.* Maneuvering space shall be provided within the bathroom for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear floor space provided at any fixture if the maneuvering space is provided. Maneuvering spaces may include any kneespace or toespace available below bathroom fixtures.

Note: See Appendix for an example of a bathroom complying with the basic usability requirements.

(b) *Clear floor space.* Clear floor space of 30 inches by 48 inches shall be provided at all fixtures. Clear floor space at fixtures may overlap.

Note 1: See Appendix for examples of clear floor space at bathroom fixtures.

Note 2: Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair. If a parallel approach is not possible within the space, any cabinets provided would have to be removable to afford the necessary knee clearance for a forward approach.

(c) *Shower stall.* If a shower stall is the only bathing facility provided in the covered dwelling unit, the shower stall shall have an inside dimension at least 36 inches by 36 inches.

(2) **HIGHER LEVEL OF USABILITY.** (a) *Design of bathroom.* 1. Where the door swings into the bathroom, a clear floor space of 30 inches by 48 inches shall be provided within the room for a person to position a wheelchair or other mobility aid clear of the swing of the door and to permit use of fixtures. This clear floor space may include any kneespace and toespace available below bathroom fixtures.

2. Where the door swings out of the bathroom, a clear floor space of 30 inches by 48 inches shall be provided within the bathroom for a person using a wheelchair or other mobility aid to position the wheelchair such that the person is allowed use of fixtures. Clear floor space shall be provided to allow persons using wheelchairs to reopen the door to exit.

Note: See Appendix for examples of bathrooms complying with the higher level of usability.

(b) *Water closets.* Water closets shall be located within bathrooms so that a grab bar may be installed on one side of the water closet. In locations where water closets are adjacent to walls or bathtubs, the centerline of the water

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closet shall be a minimum of 18 inches from the obstacle. The side of the water closet without a grab bar shall be a minimum of 15 inches measured from the centerline of the water closet to the finished surface of adjacent walls, vanities or the edge of a lavatory.

Note: See Appendix for examples of clear floor space at water closets.

(c) *Vanities and lavatories.* When two or more lavatories are provided in a bathroom, at least one lavatory shall be made accessible.

1. Vanities and lavatories shall be installed with the centerline of the lavatory a minimum of 15 inches, measured horizontally, from an adjoining wall or fixture.

2. The top of the fixture rim shall be a maximum height of 34 inches above the finished floor.

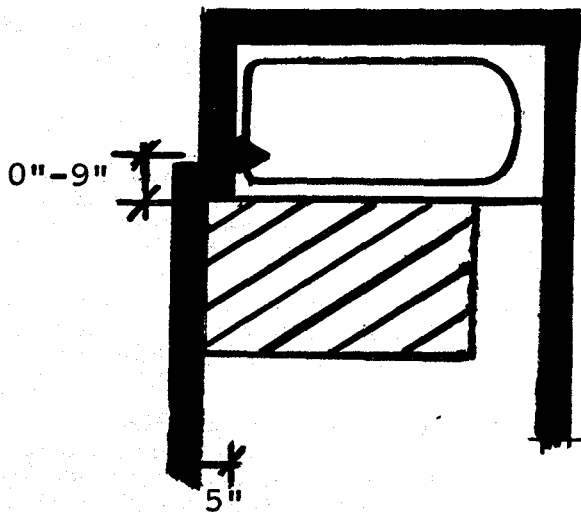
3. A clear floor space at least 30 inches by 48 inches shall be provided at a lavatory for either a parallel or front approach. If a front approach is used, full kneespace shall be provided below the lavatory at least 17 inches in depth. If kneespace is provided below the vanity, the bottom of the apron shall be at least 27 inches above the floor.

Note: See Appendix for examples of clear floor space at lavatories.

(d) *Bathtub and shower fixtures.* When both bathtub and shower fixtures are provided in the bathroom, at least one fixture shall be made accessible.

1. 'Bathtubs.' a. Where the centerline of the controls are located not more than 9 inches from the apron of the bathtub, a clear floor space at least 30 inches by 48 inches shall extend at least 5 inches beyond the head of the bathtub as shown in Figure 57.871-1.

FIGURE 57.871-1  
CLEAR FLOOR SPACE/OFFSET CONTROLS




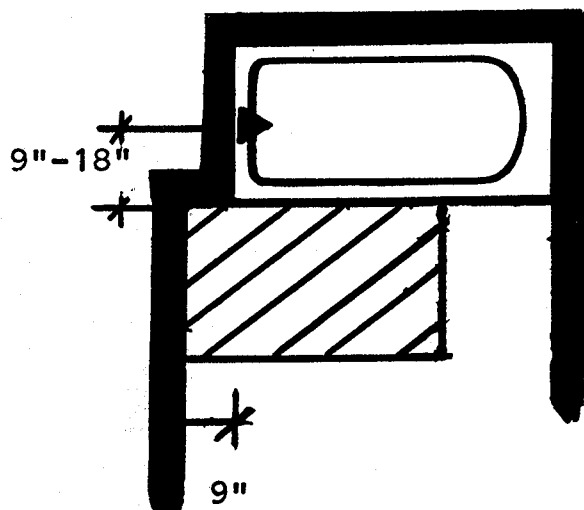
 Clear floor space at bathtub (30" by 48")

FIGURE 57.871-2  
CLEAR FLOOR SPACE/CENTERED CONTROLS

 Clear floor space  
at bathtub (30" by 48")

b. Where the centerline of the controls are located between 9 inches and 18 inches from the apron of the bathtub, a clear floor space at least 30 inches by 48 inches shall extend at least 9 inches beyond the head of the bathtub as shown in Figure 57.871-2.

2. 'Shower stalls.' a. Shower stalls in a bathroom shall have an inside dimension [at] least 36 inches by 36 inches.

b. A minimum clear floor space 30 inches wide by 48 inches shall be provided outside the stall.

Note: See Appendix for an example of clear floor space.

c. If the shower stall is the only bathing facility provided in the covered dwelling unit, or on the accessible level of a covered multilevel unit, the shower stall shall have reinforcing to allow for installation of a wall hung bench seat.

(3) POWDER ROOMS. Where a powder room is the only toilet room provided on the grade-level floor of a mul-

tilevel dwelling unit, the powder room shall be designed and constructed in accordance with the applicable portions of sub. (2).

Note: See Appendix for examples of adaptable powder rooms.

(4) SINGLE-LEVER PLUMBING CONTROLS. Single-lever plumbing controls or other controls which are approved by the department, may be requested by the renter for installation on plumbing fixtures used by the renter and shall be provided by the landlord at no additional cost to the renter.

Note: Plumbing products are approved by the bureau of building water systems within the department. A list of approved plumbing products is published in the Wisconsin Plumbing Products Register issued quarterly to local plumbing inspectors.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.