



Department
for Education

Output Specification

Technical Annex 2A: Sanitaryware

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Summary

This document is one of a number of Technical Annexes which form part of the Generic Design Brief (GDB).

Review Date

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

Who is this publication for?

This document is for technical professionals involved in the design and construction of school premises, as part of the Employer's Requirements of the DfE Construction Framework. It may also be used as the basis of similar documentation for other procurement routes using the 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)

Document Update

- **Version 11:** March 2021 - General technical review and update, introduction of Uniclass coding and improved performance in use standards.
- **Version 10:** November 2020 - Amendment to hygiene rooms.
- **Version 9:** May 2020 - Amendments to pipework enclosures; working heights for cubicle doors, soap dispensers and basins.
- **Version 8:** May 2019 - Revised to incorporate end user feedback, evidence collected and updates to applicable standards.
- **Version 7:** November 2017 - Issued as OS 2017.
- **Versions 1-6:** July 2016 - November 2017 - Includes initial working towards OS 2017.

1. Introduction

1.1. Overview

1.1.1 This document is one of the Technical Annexes that forms part of the Generic Design Brief (GDB). [PM_10_20]

1.1.2 The definitions listed in GDB shall apply to this Technical Annex and all other parts of the Output Specification. [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 School-specific Brief (SSB), including the School-specific Annexes. [PM_10_20]

1.1.4 This document sets out the required technical standards and performance criteria for sanitaryware. [PM_10_20]

1.1.5 The information exchange required at each stage of the design, build and completion process is detailed in DfE's Exchange Information Requirements. [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 3: 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 Particular account shall be taken of specific safety and hygiene requirements in non-ambulant Special Schools. [PM_35_50_01]

2.2.2 Account shall be taken of the possibility of accidental or deliberate damage to sanitaryware, including the wear and tear caused by Mobility Equipment, and the effect that certain colours, patterns, textures and noises can have on some people. [PM_35_10_25]

2.2.3 Account shall be taken of the higher risk of harm and infection for the most vulnerable children and young people. [PM_35_50_01]

2.2.4 Reference shall be made to the SSB to identify any specific requirements for pupils with SEND. [PM_35_50_01]

2.3. Refurbishment

2.3.1 Work required to Refurbished Buildings shall be as defined in the 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 SSB. 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]

3. Integrated Plumbing Systems (IPS) and Cubicle Systems

3.1. Integrated Plumbing Systems

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

- a) The surface shall be one that can be wiped clean. The material shall be waterproof solid laminate; moisture resistant laminate on manufactured board with an ABS (or similar) edging; recycled plastic, or a material which can be demonstrated to perform equally well. [PM_35_10]
- b) The joint between the system and the integral coved skirting shall be sealed against water and dirt. [PM_35_10]
- c) Access panels shall be lockable with a master key and have tamper-proof fittings. [Pr_40_20_93_62]
- d) 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]

3.2. Toilet and Shower Cubicle Systems

3.2.1 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_25_12_60_60]
- c) 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]
- d) Fittings shall be anti-rust and vandal proof. [Ss_25_12_60_60]
- e) Systems shall facilitate cleaning to prevent the build-up of dirt and germs. [Ss_25_12_60_60]

3.2.2 Cubicle doors shall be lockable and opened manually from the inside.
[Ss_25_12_60_60]

3.2.3 Inward opening doors shall be able to open outwards through use of a 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]

3.2.4 An emergency release function shall limit operation to School staff only, thereby not compromising the privacy of the user under general circumstances. [Ss_25_12_60_60]

3.2.5 Cubicle doors shall be fitted with occupation indicator signs. [Ss_25_12_60_60]

3.2.6 The cubicle 'occupied' indicator shall be clearly visible from the outside of the cubicle door. This shall be suitable for people with visual impairments and colour blindness. A red/green indicator is unsuitable. [Ss_25_12_60_60]

3.2.7 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]

3.2.8 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]

3.2.9 The School shall be provided with spare locks to help reduce the time that cubicles are out of action. [Pr_30_36_08_26]

3.2.10 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]

3.2.11 The coat hook shall be securely fixed with hidden fixings to avoid damage.
[Pr_30_36_59_38]

3.2.12 All hinges shall be designed to eliminate the potential for finger trapping and shall be self-closing. [Pr_30_36_36]

3.2.13 All hinges for toilets in nursery, reception and KS1 pupil provision shall be designed to eliminate the potential for finger trapping and shall be self-opening. [Pr_30_36_36]

3.2.14 Cubicle doors shall be of a contrasting colour to pilasters to allow for use by partially sighted pupils in accordance with AD M. [Ss_25_12_60_60]

3.2.15 In addition to the requirements above, 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) Partitions and doors in toilets for nursery, reception and KS1 pupils shall give children privacy whilst allowing teachers to supervise them. Cubicle partitions shall have a maximum height of 1500mm. Cubicle doors shall have a maximum height of 1300mm. [Ss_25_12_60_60]
- c) Cubicle partitions in toilets for KS2 pupils shall extend to a maximum height of 1950mm from finished floor level. Cubicle doors shall have a minimum height of 1500mm. [Ss_25_12_60_60]
- d) In a Secondary School, a floor to ceiling cubicle system shall be used for increased pupil privacy unless specifically stated otherwise within the SSB; with 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. [Ss_25_12_60_60]
- e) Where the SSB states a specific requirement to not have a full height partitioning system, the partitions shall be a maximum height of 1950mm from finished floor level and cubicle doors a minimum height of 1800mm; partitions and doors shall be spaced a maximum of 150mm off the floor finish level. [Ss_25_12_60_60]
- f) Lighting and ventilation shall meet the requirements in Technical Annex 2E and Technical Annex 2F. [Ss_25_12_60_60]
- g) Pupils with hearing difficulties shall be alerted to the Schools' alarm system whilst using the cubicles, as required by AD M. [Ss_75_50_11]
- h) 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]

3.2.16 Shower cubicle systems shall be constructed from waterproof solid laminate. [Ss_40_15_75_79]

3.2.17 Toilet cubicle systems shall be constructed from waterproof solid laminate, moisture resistant laminate on manufactured board with an ABS (or similar) edging, recycled plastic, or a material which can be demonstrated to perform equally well. [Ss_25_12_60_60]

4. Sanitaryware

4.1. Sanitaryware Elements

4.1.1 Sanitaryware elements listed in Section 5, Table 1 shall be provided for spaces in any New Building or Remodelled Area as required in the School-specific ADS. [PM_10_20_90]

4.1.2 Urinals shall not be provided. [PM_10_20]

4.1.3 Sanitaryware and services shall address the following points to provide an integrated and responsive system of mechanical, electrical, protective and communication installation.

a) Pipework, cabling and traps shall be in accordance with Technical Annex 2F and shall be easily accessible for maintenance and made tamper-proof.

[PM_10_20_90]

b) Connections, distribution systems, components and containment systems within sanitaryware shall be safely protected, tamper-proof, correctly insulated, free from exposed contacts, and clearly labelled, see also Technical Annex 2F.

[PM_10_20_90]

4.1.4 User controls on sanitaryware in accessible toilets shall be comprehensible, accessible and quietly responsive. [Pr_40]

4.1.5 Controls shall be securely fixed to the item of sanitaryware or the internal fabric of the Building (i.e., not remote controls) and shall not rely upon batteries for power. [Pr_40]

4.1.6 Controls such as isolator switches shall be located at high level on walls or, where necessary, fixed furniture and allow use by authorised personnel only. [Pr_65_72_97_31]

4.1.7 Sanitaryware shall not have any sharp edges or corners that may cause injury and finishes shall be suitable for the activities. [Pr_40_20]

4.1.8 Corners, edges, frames, and details that can trap dirt, and hence compromise hygienic performance, shall be avoided. [Pr_40_20]

4.1.9 Sanitaryware and appliances shall be assembled, installed and fitted so that services drain as intended and as recommended by the manufacturer. [Pr_40]

4.1.10 Sanitaryware components shall be jointed and bedded using compounds and methods recommended by the manufacturer. [Pr_40]

4.1.11 Materials used shall enable easy cleaning. [Pr_40]

4.1.12 Toilets numbers available to pupils (including the toilet in the Hygiene room) in Mainstream Early Years, Primary and Secondary Schools shall be as Building Bulletin 103: 'Area guidelines for mainstream Schools' (BB103) under 'Toilets and personal care'¹. [PM_10_20_90]

4.1.13 Toilets numbers and hygiene rooms for Special Schools, Alternative Provision, Special Resourced Provision and Units shall be as Building Bulletin 104: 'Area Guidelines for SEND and Alternative Provision' (BB104)². [PM_10_20_90]

4.1.14 Code of practice for the selection, installation and maintenance of sanitary and associated appliances' BS 6465-3:2020 - 'Sanitary installations' shall apply. [PM_10_20_90]

4.1.15 Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances' BS 6465-3:2020 shall apply. [PM_10_20_90]

4.1.16 Where the number of toilets and hygiene rooms in BS 6465 differs from that given in BB103 and BB104, BB103 and BB104 shall take precedence. [PM_10_20_90]

4.1.17 Cisterns in all toilet areas shall be easily accessible for maintenance and made tamper-proof. [PM_10_20_82]

4.1.18 Pipework in toilet areas shall be easily accessible for maintenance and made tamper-proof. [PM_10_20_82]

4.1.19 Traps in toilet areas shall be easily accessible for maintenance and made tamper-proof. [PM_10_20_82]

4.2. Toilet Pans and Cisterns

4.2.1 Toilet pans and exposed cisterns 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]

4.2.2 All parts of the toilet construction shall be sourced from a single manufacturer. [PM_10_20_82]

4.2.3 The cistern and associated pipe work shall be easily accessible for maintenance and made tamper-proof. [PM_10_20_82]

¹ BB103: 'Area guidelines for mainstream Schools' on gov.uk

² BB104: 'Area guidelines for SEND and Alternative Provision' on gov.uk

4.2.4 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]

4.2.5 Toilets shall have an internal overflow system. [Pr_40_20_93_89]

4.2.6 Toilets shall be fitted with a dual flush which shall be either a 6/4 litre, 4.5/3 litre or 4/2.6 litre flush. [Pr_40_20_93_89]

4.2.7 Flushing mechanisms shall be a dual flush plate with separate buttons for low and standard volume flush. This shall meet the requirements set out in BS 1125:1987 'Specification for WC flushing cisterns. [Pr_40_20_93_89]

4.2.8 The British Standard Flush test shall be achieved to comply with Water Regulation Guide WRAS. [Pr_40_20_93_87]

4.2.9 The UK class 2 flush test shall be achieved to cover any part flush performance in line with EN997. [Pr_40_20_93_87]

4.2.10 Toilet pans shall be sufficiently robust for use within a School 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]

4.2.11 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]

4.3. Wash Troughs

4.3.1 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]

4.3.2 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]

4.3.3 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]

4.3.4 Seam welded joints in metal troughs are acceptable but shall be ground down to provide a smooth finish. [Pr_40_20_96_99]

4.3.5 Fixings through troughs shall be both watertight and inconspicuous to discourage pupil interference and minimise dirt and germ build up. [Pr_40_20_96_99]

4.3.6 There shall be an integral upstand with holes for screw fixing to the wall. In addition, there shall be a splashback of uPVC or solid grade laminate sheet (or tiling) that extends to a minimum of 300mm above the top of the upstand and the full width of the trough.

[Pr_40_20_96_99]

4.3.7 The design of the upstand and splashback shall avoid the build-up of grime.

[Pr_40_20_96_99]

4.3.8 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]

4.3.9 A down stand shall be provided to conceal services. [Pr_40_20_96_99]

4.3.10 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]

4.3.11 Plugs shall not be provided in washrooms. [PM_10_20_82]

4.4. Wash-hand Basins

4.4.1 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]

4.4.2 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]

4.4.3 Plugs for wash-hand basins shall not be provided in washrooms used by pupils.

[PM_10_20_82]

4.4.4 Tiling or a similar washable surface shall be provided on the wall above the basin as a splashback. [Ac_10_40_88]

4.4.5 The surface above the basin shall be fully sealed along the width of the basin.

[Ac_10_40_88]

4.4.6 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]

4.4.7 Access to services shall be via a removable panel using tamper-proof fixings.

[Pr_65_52_25]

4.4.8 Pipework to individual toilets shall either be concealed or made tamper-proof.
[Pr_65_52_25]

4.4.9 Traps to individual toilets shall either be concealed or made tamper-proof.
[Pr_65_52_25]

4.4.10 Waste pipes to individual toilets shall either be concealed or made tamper-proof.
[Pr_65_52_25]

4.5. Accessible Toilet Sanitaryware

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

- a) There shall be a visual contrast between the sanitaryware, grab rails, alarm cord and the wall finish. This is to enable people with visual impairment to locate the fittings. [Pr_40_20_60_02]
- b) The 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) Robust and 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]

4.6. Toilet Paper Dispensers

4.6.1 Toilet paper dispensers shall be provided for every toilet pan. [Pr_40_70_22_90]

4.6.2 Toilet paper dispensers shall be a 'sheet type' dispenser rather than rolls.
[Pr_40_70_22_90]

4.6.3 Toilet paper dispensers shall be fitted with a tamper-proof lock to prevent pupil interference. [Pr_40_70_22_90]

4.6.4 Where the SSB identifies that the School wish to provide their own dispensers through a service contract, the Contractor shall allow for fixing only. [Pr_40_70_22_90]

4.6.5 All fixings shall be concealed to avoid tampering and potential dirt and germ build up.
[Pr_20_29]

4.7. Soap Dispensers

4.7.1 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]

4.7.2 Each dispenser shall contain a minimum of 1000ml of liquid soap via a dosing pump. [Pr_40_70_22_81]

4.7.3 Where the SSB identifies that the School wish to provide their own dispensers through a service contract, the Contractor shall allow for fixing only. [Pr_40_70_22_81]

4.7.4 All fixings shall be concealed to avoid tampering and potential dirt and germ build up. [Pr_20_29]

4.8. Hand Drying

4.8.1 Unless paper towels are specified in the SSB, hand drying facilities shall be provided with electric hand dryers at up to one per run of up to five WCs and in accordance with BB103 / BB104. [Pr_40_70_62_37]

4.8.2 Reference should be made to Technical Annex 2G Section 2.3.5 'Small Power Systems'. [PM_10_20_90]

4.8.3 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]

4.8.4 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]

4.8.5 Where the SSB identifies that the School 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]

4.8.6 Space shall be allocated for a waste disposal bin. [Pr_40_50_07_96]

4.9. Sanitary Products

4.9.1 A sanitary product vending machine shall be located in each block of female toilets for pupils from age 8 onwards in any New or Refurbished Building. [Pr_40_70_22_75]

4.9.2 Where the SSB identifies that the School wish to provide the machines through a service contract, the Contractor should allow for fixing only. [Pr_40_70_22_75]

4.9.3 A sanitary product vending machine shall:

a) be situated so that pupils can use it without being visible from the circulation areas, for maximum privacy [Pr_40_70_22_75]

b) be located in a common area used only by females, rather than within an individual cubicle. [Pr_40_70_22_75]

4.9.4 If the Schools have any specific requirements, these shall be identified in the SSB. [Pr_40_70_22_75]

4.9.5 There should be sufficient space beside the toilet pan to allow for a sanitary product disposal bin in each female cubicle in each toilet, or accessible toilets used from age 8 upwards. [Pr_40_50_07_76]

4.10. Taps for Hand Washing

4.10.1 Non-concussive press taps shall be selected and fitted to avoid germ transfer. [Pr_40_20_87_98]

4.10.2 Sensor-operated, non-concussive press taps shall turn off automatically with less than one litre of use. [Pr_40_20_87_98]

4.10.3 Special Schools and non-ambulant Designated Units shall be provided with only sensor-operated taps. [Pr_40_20_87_98]

4.10.4 Both non-concussive press and sensor-operated taps shall comply with the DEFRA Water Technology List (WTL) scheme in terms of flow performance (4 lpm) and be Water Regulations Advisory Scheme (WRAS) approved. [Pr_40_20_87_98]

4.10.5 Deck mounted taps shall be provided that allow an even surface when fixed to the sink or trough such that they can be cleaned effectively. [Pr_40_20_87_98]

4.10.6 Wall mounted taps shall be supported by robust wall panelling construction. [Pr_40_20_87_98]

4.11. Cleaners' Sinks

4.11.1 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]

4.12. Mirrors

4.12.1 Mirrors provided shall:

- a) be toughened glass or an alternative material. [Pr_25_71_53_06]
- b) be backed with an impact-resistant safety layer to allow them to be fixed directly to the timber framework behind. [Pr_25_71_53_06]
- c) have tamper-proof fixings, preferably with adhesive. [Pr_25_71_53_06]
- d) have no sharp edges or corners. [Pr_25_71_53_06]

4.13. Hygiene Room Equipment

4.13.1 Within a hygiene room 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 (taking account of the age range at the School). [Pr_65_80_47_31]

4.13.2 Where a 12m² hygiene room is required (e.g., in a Mainstream Secondary School) it shall be designed to meet Changing Places: 'The Practical Guide' and the Contractor shall provide and install the track and hoist system. In any setting where a 12m² hygiene room is not required, the Contractor shall install the track and hoist system if identified as part of the Works in the SSB. [Pr_65_80_47_31]

4.13.3 Mobile hoists shall not be acceptable. [PM_10_20]

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

- a) 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]
- b) The hoists are motorised with remotely controlled operation up and down the track and traverses along the length of the track. [Pr_65_80_47_12]

- c) The maximum loading capability of the hoist and track is 200kgs.
[Pr_65_80_47_12]
- d) The track allows a pupil to be transferred between a wheelchair and the WC, the shower and the changing bed (where included). [Pr_65_80_47_12]
- e) The hoist has a lifting height of 2.1m. [Pr_65_80_47_12]
- f) An electric or manually operated turntable shall be provided, if needed, to ensure full access to the areas required. [Pr_65_80_47_12]
- g) 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]
- h) The hoist allows for at least 3 spreader connections to the sling to ensure comfort for the pupil. [Pr_65_80_47_12]
- i) The hoist has an emergency stop or a pull cord, which provides an emergency cut out. [Pr_65_80_47_12]
- j) A hand-held remote-control device, which controls lifting, and lowering is provided. [Pr_65_80_47_12]
- k) The hoist tracking system will be compatible with any 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]

4.13.5 Special Schools may require a removable hoist, which can be relocated onto ceiling mounted tracks in other rooms, this shall be identified in the SSB. [Pr_65_80_47_47]

4.13.6 Hygiene rooms shall contain a shower with adjustable shower head on a rail.
[Pr_40_20_87_76]

4.13.7 Level access is required into the shower area to allow for the use of the shower whilst a pupil is on a changing trolley. [Ss_40_15_75_78]

4.13.8 The shower shall be installed as part of a wet room construction. [Ss_40_15_75_78]

4.13.9 Reference shall be made to the SSB for any specialist equipment requirements for hygiene rooms. [PM_10_20_90]

4.13.10 There shall be a defined space in the hygiene room for storing clinical waste (soiled nappies/liners or dressings etc.) [SL_90_50_38]

4.13.11 Provide a facility for storing clinical waste to meet the method identified in the SSB which may depend on the service contract the School has for waste disposal. [SL_90_50_38]

4.13.12 Reference shall be made to the guidance in AD M and Changing Places: 'The Practical Guide' for a Secondary Mainstream or a Special School 12m² hygiene room. [PM_10_20_90]

4.13.13 Where the hygiene room in a Primary Mainstream School is 9m² it shall not include a separate shower unit. [Ss_40_15_75_78]

5. Sanitaryware

5.1. Required Provision

5.1.1 The Contractor shall provide all sanitaryware listed in the tables below. Additional School-specific requirements may be listed in the SSB and the School-specific ADS. [PM_10_20_90]

Code	All pupil toilets shall include one or more of the following:
SANT001	Toilet pan
SANT002	Wash hand basin or
SANT003	Wash trough (2 person) or
SANT004	Wash trough (3 person)
SANE001	Soap dispenser (or fix only, as part of the School's service contract)
SANE002	Toilet paper dispenser (or fix only, as part of the School's service contract)
SANE005	Sanitary towel bin ⁽²⁾ (as part of a School's service contract)
SANE007	Hand drier (alternatively paper towel dispenser as listed in SSB) or fix only (as part of the School's service contract)
SANE008	Sanitary towel dispenser ⁽¹⁾ (fix only, as part of the School's service contract)
Code	In addition to the above, all accessible toilets shall include:
SANA001	Accessible W.C. pan (in place of toilet pan) ⁽³⁾

SANAE01	W.C. horizontal grab rail
SANAE02	W.C. vertical grab rail
SANAE05	Alarm pull cord
SANAE06	Alarm reset button
SANE006	Mirror (full height)
Code	In addition to the items in the accessible toilet above, small hygiene rooms (generally in a Primary School and up to 9m²) shall also include:
SANA003	Provision for track and hoist system (for future installation) or legacy hoist system (as listed in SSB)
SANA005	Shower control
SANA006	Detachable shower head on rail ⁽⁴⁾
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 School's service contract)
SANAE20	Large sanitary bin (or as part of a School's service contract)
SANAE21	Waste disposal bin

Code	In addition to the above, large hygiene rooms (generally Special Schools and Secondary Mainstream and up to 20m ²) shall also include:
SANA002	Powered height-adjustable wash basin
SANA003	Track and hoist system or Legacy hoist system (as listed in SSB)
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

¹ in toilet suite only for females aged 8 and over.

² in toilet cubicles for females aged 8 and over.

³ in toilets for staff a standard pan shall be provided.

⁴ a hand-held shower shall be provided in Primary mainstream Schools, located to be used in conjunction with a changing trolley.

5.2. Sanitaryware - Key Dimensions

5.2.1 Required provision plus height from floor (columns 5-9). [PM_10_20_82]

Code	Provision	Floor / Wall	Dimension	Early Years	KS1	KS2	Primary	Secondary / Adult	Facility
SANT001	Toilet pan ¹	Floor	Var	305	355	355	305/355	395	Toilet
SANT002	Wash hand basin	Floor	500x400	500	700	750	750	750-850	Toilet
SANT003	2-person wash trough	Floor	1000x400	500	700	750	750	750-850	Toilet
SANT004	3-person wash trough	Floor	1500x400	500	700	750	750	750-850	Toilet
SANE001	Soap dispenser	Wall	Var	700	900	900	900	1000	Toilet
SANE002	Toilet paper dispenser	Wall	Var	500	550	600	600	800-1000	Toilet
SANE003	Hand dryer	Wall	Var	650	775	850	850	1000	Toilet
SANE004	Paper towel dispenser	Wall	Var	650	775	850	850	1000	Toilet
SANE005	Mirror (above basin)	Wall	500hx600	750	900	950	950	1090-1200	Toilet
SANE006	Mirror (full height)	Wall	1500hx600	600	600	600	600	600	Accessible Toilet
SANE007	Sanitary towel dispenser	Wall	Var	N/A	N/A	850-1000	850-1000	850-1000	Accessible Toilet

SANA001	Accessible W.C. pan	Floor	Var	335	395	395	335/395	480	Accessible Toilet
SANA002	Height-adjustable hand-wash basin	Wall	Var	N/A	N/A	N/A	580-1020	580-1020	Hygiene Room
SANA003	Track hoist system	Ceiling	Var	N/A	N/A	N/A	N/A	N/A	Hygiene Room
SANA004	Height adjustable changing trolley	Floor	Var	N/A	N/A	N/A	300-1000	300-1000	Hygiene Room
SANA005	Shower control	Wall	Var	N/A	N/A	N/A	750-1000	750-1000	Hygiene Room
SANA006	Detachable shower head on rail	Wall	Var	N/A	N/A	N/A	1200-1400	1200-1400	Hygiene Room
SANT001	Toilet pan (w/o seat)	Floor	Var	305	355	355	305/355	395	Accessible Toilet
SANAE01	W.C. horizontal grab rail	Wall	N/A	500	500	500	680	680	Accessible Toilet
SANAE02	W.C. vertical grab rail	Wall	N/A	680	680	680	800	800	Accessible Toilet
SANAE03	Wash basin grab rail	Wall	N/A	N/A	N/A	N/A	800	800	Hygiene Room
SANAE04	Waste disposal hopper	Floor	Var	Var	Var	Var	Var	Var	Hygiene Room
SANAE05	Alarm pull cord	Ceiling	Var	N/A	N/A	N/A	100	100	Hygiene Room

SANAE06	Alarm reset button	Wall	Var	N/A	N/A	N/A	800-1000	800-1000	Hygiene Room
SANAE07	Low level clothes hook	Wall	Var	N/A	N/A	N/A	1050	1050	Hygiene Room
SANAE08	High level clothes hook	Wall	Var	N/A	N/A	N/A	1400	1400	Hygiene Room
SANAE09	Height adjustable shower seat	Wall	Var	N/A	N/A	N/A	N/A	470-550	Hygiene Room
SANAE11	Wide roll paper dispenser	Wall	Var	N/A	N/A	N/A	1200	1200	Hygiene Room
SANAE20	Large sanitary bin	Floor	Var	Var	Var	Var	Var	Var	Hygiene Room
SANAE21	Waste disposal bin	Floor	Var	Var	Var	Var	Var	Var	Hygiene Room
SANAE22	Mobile folding privacy screen	Floor	Var	N/A	N/A	N/A	Var	Var	Hygiene Room

Table 2 – Sanitaryware– Key Dimensions

¹ For the purposes of this table the height of the toilet pan is measured without the seat.

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 School Building(s) with photographic evidence and/or third party accreditation. [PM_70_15]



Department
for Education

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