

New Regulations for Specifying School Washrooms.

Will you pass the test?



Ideal Standard



Ideal Standard

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Over the last few years, the regulations governing the provision of school washrooms have become complex and confusing. So in 2017, the government undertook a full review of the Facilities Output Specification (FOS) documents, with the aim of making them clearer and easier to use, suitable for refurbishments as well as new build and support a more consistent quality standard.

As a result, in November 2017 the regulations were restructured into three sections:

- **Generic Design Brief** – containing overarching design standards
- **Technical Annexes** – containing detailed performance specifications
- **School Specific Documents** – school specific brief, area data sheets, schedule of accommodation, refurbishment scope of works tool

Are your schools washrooms compliant?

For sanitaryware, the key document is Technical Annex 2A. This has been revised to now include primary schools and early years and to define the quality of integrated plumbing systems (IPS), after the review found inconsistent quality and specific gaps across projects together with a lack of clarity.

This booklet will give you a basic outline of Annex 2A, together with the Armitage Shanks range of fully-compliant sanitaryware. Essential reading for any project funded by the Education and Skills funding agency (ESFA).



How our class-leading support can help.

Armitage Shanks has been a key supplier to schools since 1910, and our experience in the education sector is second to none. So there's no-one better than our experts to help guide you through the new regulations in detail.

We offer a range of services to specifiers, including:

- Advice on specifications and products
- Queries
- Specification writing
- CAD and BIM Drawings
- Product specifications
- Room layouts
- Specification tool



Education & Skills
Funding Agency

Technical Annex 2A

And how it affects you

Technical Annex 2A sets out new performance criteria for school sanitaryware. But in *terms* of general requirements, Annex 2A uses Building Bulletin 103: 'Area Guidelines for Mainstream Schools' and for Special Schools, Building Bulletin 104: 'Area Guidelines for SEND and Alternative Provision'. These set out the number of toilets required as:

BB103 – Mainstream Schools

For pupils

Approximately one for every 20 pupils in total, or one for every ten full-time equivalent pupils aged two to four, including reception and nursery places.

For staff

Separate toilets for staff: at least one toilet with wash hand basin plus one for every 25 full-time equivalent members of staff (not including catering staff).

Accessible toilets

For disabled pupils, staff or visitors (may count towards staff toilets), a specialist hygiene room with fixed or mobile hoist and space for assistants to change a pupil. In a primary school this should contain a changing bed and accessible WC unless this is included in an adjacent accessible toilet (9m²). In a secondary school this should contain an accessible shower, sluice toilet and a changing trolley (12m²).



The key components of a school washroom

All pupil toilets must include the items shown

- Toilet pan
- Soap dispenser
- Toilet paper dispenser
- Wash hand basin or trough
- Hand drier (or fix only)
- Sanitary towel dispenser (females aged over 8) (or fix only)
- Sanitary towel bin
- Mirror (above basin)

BB104 – Special Schools

For special schools, Special Resource Provision (SRP) and units where pupils are less independent, and for pupils aged two to four in any setting.

One fitting for every 10 (full-time equivalent) pupil places in total (where hygiene rooms are provided all but one of these can be counted towards this number).

For any setting where pupils are independent and aged five years and above. One fitting for every 20 pupils in total.

For all settings, at least one accessible toilet for disabled pupils per floor.

The key components of an accessible washroom.

All accessible toilets must include the key components of a school washroom already shown plus the following:

- Accessible WC instead of toilet pan (480mm raised height, 750mm projection)
- WC horizontal grab rail
- WC vertical grab rail
- Alarm pull cord
- Alarm reset button
- Mirror (full height)



Back to Wall DOC M Pack with charcoal rails and toilet seat

Durability

Following the requirements set out in the Generic Design Brief, sanitaryware needs to have a minimum life expectancy of 20 years.

Refurbishments

Where sanitaryware is being renewed or replaced, it must comply with Annex 2a; if being repaired, it should comply with the project-specific specification or SSB drawing; if being retained, it is to be left as existing with minimal work.

The new performance criteria of Technical Annex 2A.

Toilet pans and cisterns (4.2)

Toilet pans and cisterns must be manufactured out of vitreous china as in BS 3402 or "in a material which can be demonstrated to work equally as well."

- All parts must be sourced from a single manufacturer (4.2.1.2). Cistern and pipe work must be easily accessible and tamper proof
- Avoid dirt and germ build up
- Dual flush mechanism
- 6/4 litre
- 4.5/3 litre
- 4/2.6 litre
- Dual flush plate
- Flush must comply with water regulations



Splash 355mm Wall Hung WC

Wash troughs (4.3)

- Meets the requirements of Annex 2A
- Supplied with integral upstand and therefore more hygienic and easier to clean seam welded joints in metal troughs are acceptable if smooth finish
- Constructed from solid surface, recycled plastic, vitreous china or a material that can be demonstrated to perform equally well
- Tamper proof lower removeable panel for ease of access and maintenance watertight inconspicuous fixings
- Minimise dirt and germ build up
- Integral splash back designed to avoid dirt and germ build up
- Wall hung with no legs or other connections to the floor for ease of cleaning
- Accessible downstand/panel to conceal services while permitting easy access
- Removable with tamper-proof fixings
- No plugs



Contour 21 150cm 3 person schools wash trough with upstand

Wash hand basins (4.4) & taps (4.10)

Wash basins

- Need to meet requirements of BS EN 14688:2915: sanitary appliances. Wash basins. Functional requirements and test methods
- Made from vitreous china or a material that can be demonstrated to perform equally well
- No plugs
- Minimum of 200mm tiling or similar washable surface on the wall above the basin
- Surface must be fully sealed along the length of the basin
- With basin runs services, such as traps and wastes should be concealed e.g. through vanity units
- Accessible via tamper proof access panel



Splash 40cm semi-countertop basins

Taps

- Non-concussive press taps or sensor taps
- Sensor taps must turn off automatically with only one litre of use
- Exception in Special Schools and non-ambulant areas where sensor only taps should be used
- Must comply with flow performance of DEFRA Water Technology List (WTL) Scheme (4lpm)
- Water Regulations Advisory Scheme (WRAS) approved
- Deck mounted taps must be easy to clean around
- Wall mounted taps acceptable with robust wall panelling solution

Avon Taps



Avon self closing mixer



Avon self closing pillar taps

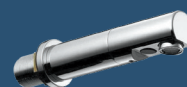


Avon wall mounted tap



Contour 21 basin pillar tap

Sensorflow Taps



Sensorflow 21 230mm tubular spout



Sensorflow 21 compact deck mixer

Soap Dispensers



Deck mounted soap dispenser



Angle deck mounted soap dispenser



Panel mounted soap dispenser

Accessible toilet sanitaryware

- Visual contrast between sanitaryware, grab rails, alarm cord and wall finish
- Toilet seat contrasting colour
- Extended lever single mixer taps with spray outlet
- Accessible cistern via tamper proof access plate. Avoid dirt and germ build up and potential for vandalism
- Fittings should adopt guidance in BS 8300-2:2018+A1:2010

Close Coupled DOC M Pack with Red Rails and toilet seat



For full details of our Education range see our School Washroom brochure.

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