

Common building plan review questions answered by CCLD staff

The questions below are part of an ongoing series featuring frequently asked questions received by CCLD's [Building Plan Review Section](#). The responses are the opinions of the plan review staff and do not represent an official division or State Building Official interpretation.

Q: **Is cove base tile required at the transition between the wall and the floor of a rest room?**

A: **IBC sec. 1210.1 does not specifically require this, however the commentary in this section in the 2006 IBC Handbook states:** “The intent here is that the flooring form an integral cove so that there will be no sharp joint at the floor/wall intersection.”

The handbook is a guide to assist building officials in their interpretation and enforcement of the IBC. The ultimate decision lies with the building official. Since it is not clearly spelled out in the 2006 IBC, if the building official feels that the intent of the code section is for ease of cleaning, then the designer should be told this in writing during jurisdiction's plan review. It would not be appropriate to cite it during an inspection after the material has been installed.

Q: **A rest room is proposed for a mezzanine that is not required to be on an accessible route. Does the rest room need to meet the requirements for accessibility?**

A: **Yes.** Even though a ramp or elevator is not required to provide access to the mezzanine with the rest room, the rest room would still need to meet all the accessible building elements (grab bars, maneuvering clearance, clear space, dispensers, toilet and sink heights, etc.).

➤ View more information about building plan review and find contact information at www.dli.mn.gov/CCLD/PlanConstruction.asp.

➤ View archived building plan review questions and answers at www.dli.mn.gov/CCLD/PlanArticles.asp