

Larry Hogan
Governor

Boyd K. Rutherford
Lt Governor



Ellington E. Churchill, Jr.
Secretary

Nelson E. Reichart
Deputy Secretary

OFFICE OF DESIGN, CONSTRUCTION & ENERGY

BILL: Senate Bill 61
Public Buildings – Changing Facilities - Requirements

COMMITTEE: Senate Judicial Proceedings

DATE: January 28, 2021

POSITION: Letter of Information

Upon review of Senate Bill 61 – Public Buildings – Changing Facilities – Requirements, the Department of General Services (DGS) provides these comments for informational purposes.

The bill requires the addition of a diaper changing facility to State operated restrooms in facilities or restrooms constructed or undergoing substantial renovation on or after October 1, 2022. These stations must be suitable for changing the diaper of a child or an adult.

An adult changing station requires a larger footprint than a baby changing station, meaning the restroom size will have to be increased to accommodate the changing station, along with additional room to maneuver around the changing station. Challenges may be encountered in existing facilities given the need for additional square footage and adjacent spaces. Restrooms are typically off main corridors, along with ventilation shafts, elevator shafts & stairwell shafts where additional space cannot be feasibly taken to expand the bathroom.

New construction projects would have an increased cost due to the additional square footage needed. An adult changing station is 40” by 72” long, equaling 20 square feet. Adding space for maneuverability around the station, a safe assumption is that 100 square feet per restroom would be added to a building at the standard construction cost of \$200 per square foot.

Senate Bill 61 allows a local jurisdiction’s building inspector to provide an exemption from this provision. This would require the State to work with 24 different local jurisdictions to understand the requirements for an exemption, that which will vary by jurisdiction.

For additional information, contact Ellen Robertson at 410-260-2908.

