

Baby Changing Stations - Existing Toilet Rooms

The 2020 General Assembly adopted Code of Virginia §2.2-1147.3, Baby changing facilities in restrooms located in public buildings which requires the Department of General Services through the Division of Engineering and Buildings to include standards in the Construction and Professional Services Manual (CPSM) for baby changing facilities. CPSM Section 4.4.3, Baby Changing Facilities in State-Owned or Leased Buildings provides these standards.

The application of these standards to new construction is straightforward, but adding baby changing stations to an existing toilet room may significantly impact the accessibility or code compliance of the toilet room. Changes to the means of egress, handicapped accessible routes and configuration or number of plumbing fixtures require a Building Permit in accord with CPSM Appendix P Building Permit Policy for Construction State Owned Buildings & Structures.

Other factors to consider are the ongoing need to provide handicapped accessibility in existing toilet rooms, and the method for calculating the required number of baby changing stations.



Renovations to comply with the Americans with Disabilities Act of 1990 (ADA90) were required to be completed by 1993. If renovations to provide handicapped accessibility have not been completed in existing toilet rooms where plumbing fixtures are proposed to be reconfigured, compliance with the 2010 ADA Standards for Accessible Design is required for a Building Permit to be issued.

Calculating the number of baby changing stations that are required is based on the number of toilet fixtures in the building. The number of toilet fixtures in an existing building is assumed to comply with the code at the time that the building was constructed or renovated. If the building owner believes that there is a deficit or excess of toilet fixtures in a building and that an alternate method for calculating the number of toilets fixtures and resultant baby changing stations is more appropriate, then a Building Code / CPSM modification request with justification may be submitted to the State Building Official. If the building owner believes that baby changing stations are unnecessary due to the program or occupancy of the building, then a CPSM modification request with justification may be submitted.

Also in this issue

[A/E Design versus Delegated Design](#)

[Demolition Permits for State Owned Buildings and Structures Checklist](#)

Announcements

[DEB Welcomes Darin DeBlasio & Anoop Kaul](#)

[Job Opportunities](#)

[DEB Notices](#)

[DEB Form Updates](#)



A/E Design versus Delegated Design

Construction and Professional Services Manual (CPSM) Section 3.1.1.2, Professional Responsibility:

The person having overall responsibility for the project management and coordination of disciplines may be either a licensed Architect or Professional Engineer. A licensed Architect shall be in charge of planning and design of the Architectural aspects of the project. A licensed Engineer competent in that particular discipline shall be in charge of each discipline of the Engineering aspects of the project. The Architect or Engineer shall be registered and licensed by the Virginia Department of Professional and Occupational Regulation (DPOR) in accordance with requirements of the Code of Virginia.

The intent of this requirement is to emphasize that project design is the sole responsibility of the A/E, and that technical specifications that require the contractor to provide engineering design are not acceptable.

The Division of Engineering and Buildings (State Building Official) recognizes that discrete systems and products may be designed/engineered by other than the A/E, or are most effectively and efficiently designed/engineered by a particular manufacturer in shop drawings. Therefore, the use of delegated design will be considered if requested, and the next edition of the CPSM will be updated accordingly.

The default design requirement is as stated in CPSM Section 3.1.1.2, Professional Responsibility. The use and scope of delegated design must be approved by the agency and identified in the Contract Between the Owner and A/E. The systems and products for which delegated design may be considered for are indicated below. Other proposed engineered systems and products may be submitted by the agency for review and approval by the State Building Official.

Engineered Field Fabricated Proprietary Systems

Shop Drawings submitted to the A/E for review and approval, and then submitted to DEB for review and approval as required by the building permit:

- Fire Suppression
- Fire Alarm
- Access Control (Security)

Shop Drawings submitted to the A/E for review and approval in accord with the specifications:

- Rammed aggregate piers
- Helical piers
- Segmental block retaining walls
- Lightning Protection

Continued on Page 3



DEPARTMENT OF
GENERAL SERVICES

DEB Newsletter

#76 Fall 2021

Contact Us

1100 Bank Street, 6th Floor
Richmond, VA 23219
Phone: 804-786-3581
Fax: 804-225-4709
Email: CapOut@dgs.virginia.gov

Quick Links

[BITS](#)

[Budget Development](#)

[CPSM](#)

[CPSM & VCCO Training](#)

[DEB Contacts](#)

[DEB Home Page](#)

[DEB Notices](#)

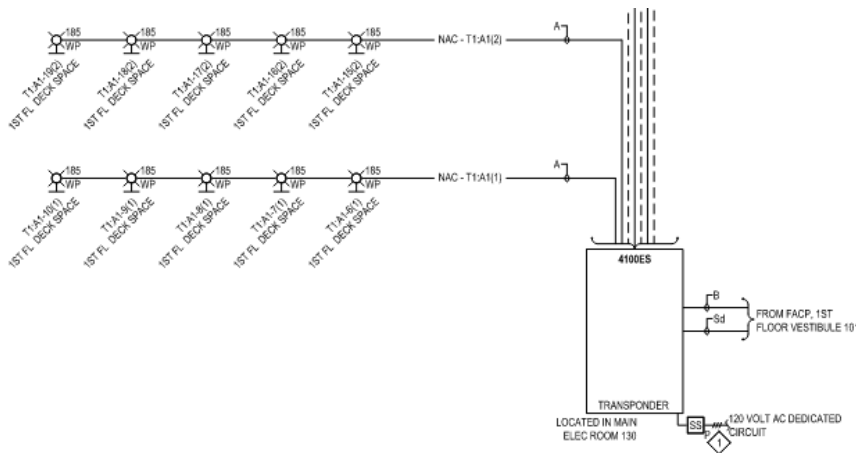
[Documents & Forms](#)

[Electronic Document Review \(EDR\)](#)

[Permits & Certificates](#)

The DEB Newsletter is a monthly publication of the Department of General Services' Division of Engineering & Buildings. Prior Newsletter issues are available on the [DEB Newsletter](#) webpage.

To subscribe, visit the self service [DEB Newsletter Subscription](#) webpage.



Continued from Page 2



Engineered Field Fabricated Non-Proprietary Systems

Shop Drawings submitted to the A/E for review and approval in accord with the specifications and drawings:

- Common steel structural connections
- Interior non-load bearing metal stud walls

Engineered Shop Fabricated Proprietary Products

Shop Drawings submitted to the A/E for review and approval in accord with the specifications:

- Pre-engineered metal buildings
- Precast concrete buildings
- Curtain walls
- Storefront

Engineered Shop Fabricated Non-Proprietary Products

Shop Drawings submitted to the A/E for review and approval in accord with the specifications:

- Wood and light gauge steel trusses
- Precast structural concrete
- Precast concrete cladding
- Steel stairway structure including handrails and guards
- Bolted and Welded Steel Connections

Delegated Design Systems and Products shall be listed on the cover page of the drawings.

The A/E of Record shall be responsible for compatibility of the delegated design systems and products with the design and construction of the building, and shall verify compatibility during shop drawing review of the delegated design items. The A/E Fee may be amended depending upon the type and number of engineered systems that delegated design is used.

The graphic configuration of delegated design systems that demonstrates building code compliance, and the specific design criteria (structural design loads or reference standards) for the project shall be included in the contract documents. A written description of a code compliant design and a generic reference to standards do not meet these criteria.

Demolition Permits for State Owned Buildings and Structures Checklist

The last DEB Newsletter included an informative article on Demolition Permits. However, a key tool in assisting agencies with Demolition Permit submissions was inadvertently left out. This checklist is very useful in collecting and organizing all required submission components.

<input type="checkbox"/> (check mark)	CO-17.1 (download current version)
<input type="checkbox"/> (check mark)	Site Plan or Google Earth image
<input type="checkbox"/> (check mark)	Photos
<input type="checkbox"/> (check mark)	Department of Historic Resources (DHR) approval letter
<input type="checkbox"/> (check mark)	Art and Architectural Review Board (AARB) approval letter
Release by Utilities	
<input type="checkbox"/> (check mark)	Dates provided for release of each utility on CO-17.1
<input type="checkbox"/> (Y or N)	If release is "By Contractor", owner certifies that Release by Utilities will be obtained prior to demolition activities
Asbestos Survey	
<input type="checkbox"/> (Y or N)	Owner certifies that the asbestos project design or asbestos management plan is to be performed as part of the demolition work
<input type="checkbox"/> (check mark)	Owner certifies that no asbestos was found
Lead Paint Survey	
<input type="checkbox"/> (check mark)	Date of lead-based paint test provided on CO-17.1
<input type="checkbox"/> (Y or N)	If present, owner certifies compliance with VOSHA and EPA for demolition and disposal



DEPARTMENT OF
GENERAL SERVICES

DEB Newsletter

#76 Fall 2021

Job Opportunities

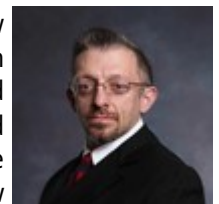
DEB is currently looking for qualified applicants for the following positions:

- State Review Architect
- State Review Civil/Structural Engineer
- State Review Mechanical Engineer

For more information check the [DGS Job opportunities](https://jobs.virginia.gov) on [Jobs.Virginia.gov](https://jobs.virginia.gov).

DEB Welcomes Darin DeBlasio & Anoop Kaul

Darin DeBlasio is a Registered Architect who has recently joined the DEB team as a State Review Architect. Darin earned his Bachelor of Architecture degree from Hampton University. Darin has over 35 years of experience in design, construction administration, and project management, including nearly 100 projects with the College of William and Mary. Darin looks forward to stepping from the design and project management side of the built environment to work with State agencies in the role of Lead Reviewer / State Review Architect at DEB.



Anoop Kaul has recently joined the DEB team as a State Capital Outlay Reviewer. Anoop most recently served as a Project Controls Manager on large-scale projects. Anoop holds an M.S. in Civil Engineering with specialization in Construction Engineering & Project Management from the University of Texas at Austin, a Bachelor of Technology degree in Civil Engineering from Indian Institute of Technology, India and is certified by the Project Management Institute as a Project Management Professional.



DEB Notices

One DEB Notices was issued between August and November 2021:

[082321](#) Supplemental General Conditions for Executive Directive #18 (2021)

DEB Notices can be found in the [DEB Notices section](#) of the [DEB Website](#).

DEB Form Updates

DEB added a form in September 2021. The forms listings below identify the form that was added and describes the form.

Form Name	DGS Form #	Version	Alternate ID #
Supplemental General Conditions (Executive Directive 18)	DGS-30-375	09-21	

In Memoriam - Carl R. Smith, PE

Carl R. Smith, PE, a Civil / Structural State Review Engineer and Engineering Supervisor at the Division of Engineering and Buildings (BCOM) and the Virginia Department of Transportation for 42 years, passed away on August 27, 2021.

Carl graduated from Virginia Tech in 1969 with a degree in civil engineering and began his career working for the Commonwealth. Carl was an integral member of BCOM's review and management team and had an excellent working relationship with many state agencies. His office door was always open to BCOM staff and his thoughtful insights were welcome by all.



DEPARTMENT OF
GENERAL SERVICES

DEB Newsletter

#76 Fall 2021