Now for some “Code” and technical design talk.

Occupancy of the building fluctuates daily and is seasonal. If we have 100-125 Occupants in the largest room (Presentation Space of 1,000 sf.) from a scheduled bus tour with a sprinkling of school staff and miscellaneous visitors elsewhere in the building, we should still meet minimum easily. Note: Additional occupant load factors are listed for Assembly occupancies without fixed seating. Unconcentrated or less concentrated use (15 net square feet per person) may have tables and chairs, concentrated use may be set up with chairs only (7 net square feet per person), and standing space is addressed by the IBC with an occupant load factor of 5 net square feet per person. Plumbing is currently being serviced by a couple of outside portajohns. If concept is based on Occupancy Assembly A-3 (largest occupied space/presentation space), then waterclosets/urinals for Men will be 1 per 125 occupants. Womens water closets at 1 per 65 – you will have some wiggle room to squeeze in a double partition toilet.

You can get an ADA compliant single user toilet within a 7’1 x6’6 construction which is roughly 47 sf. See an illustration below.

Plumbing code 2018
Group A-3 (Presentation Space)
with estimated 125 total occupants (estimate with 1 Bus tour plus 4 staff)
125 x 50% = 62.5 (62.5 males and 62.5 females)
Water Closets: ratios 1 per 125 (males) and 1 per 65 (females)
Males: 63 x 1/125 = 1 water closets
Females: 63 x 1/65 = 1 water closets
Lavatories: ratio 1 per 200
Males: 63 x 1/200 = 1 lavatories
Females: 63 x 1/200 = 1 lavatories
Drinking Fountains: ratio 1 per 500
125 x 1/500 = 1 drinking fountain

Group B (Office)
with estimated 6 total occupants
Water Closets:
*This may meet shared toilet facilities for small staff size; as written in programming
Lavatories: ratio 1 per 40 for first 80 and 1 per 80 for remainder exceeding 80
6 x 1/40 = 1 lavatories
Drinking Fountains: ratio 1 per 100
6 x 1/100 = 1 drinking fountains