



Building Services  
808 West Spokane Falls Blvd  
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(509) 625-6300

**BUILD-18  
Restroom Floor  
Finishes**

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The International Building Code (IBC) Section 1210 states:

**"In other than dwelling units, toilet room floors shall have a smooth, hard non-absorbent surface such as portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 6 inches."**

To satisfy the above provision, the City of Spokane has required ceramic tile restroom finishes in all commercial use restrooms.

Recent advances in sheet vinyl floor covering have allowed the partial relaxation of the blanket requirement for ceramic tile in all commercial applications.

Sheet vinyl flooring may now be proposed for commercial applications subject to the following conditions:

1. The material proposed must be seamless or have bonded or fused seams.
2. The material proposed must be recognized as a heavy-duty commercial-grade product.
3. The material must project from the floor upward onto the walls at least 6 inches with a smooth-flowing integral coved base. No wall/floor juncture seams will be allowed.
4. Material data or "cut sheets" may be required prior to approval.
5. Authorization by the project Plans Examiner will be required.