

National Commercial GC & Tenant-Improvement Submittal Standard – Commercial Remodel, OSHA & ADA Restroom Trailer Engineering Guide



All 50 States • 336 US Commercial & Retail Metro Hubs Verticals: Retail Branches, Restaurants, Medical Clinics & Corporate TI

Submittal Hub: <https://restroomtrailerhq.com/commercial-remodels/>

Keep Retail Branches, Restaurants, Clinics & Offices 100% Open During Restroom Demolition: Municipal health departments, ADA Title III, and IBC Chapter 11 prohibit keeping a customer-facing bank branch, medical clinic, auto dealership, restaurant, or corporate office open to the public during plumbing core renovations without **accessible, climate-controlled running-water restrooms**. Deploying an ADA hydraulic lowering suite in 3 standard parking spaces avoids temporary business closure (\$5,000–\$25,000/day in lost tenant revenue).

PREPARED FOR GENERAL CONTRACTOR / PM
National Commercial GC & Tenant-Improvement Submittal Standard (All 50 States • 336 US Commercial & Retail Metro Hubs)

COMPLIANCE STANDARDS COVERED
2010 ADA Title III • IBC Ch. 11 • OSHA 29 CFR 1926.51

STANDARD LEASE TERMS
28-Day, 60-Day, 90-Day & 180-Day Leases

1. ADA TITLE III & IBC CHAPTER 11 ARCHITECTURAL SUBMITTAL MATRIX (PUBLIC & HEALTHCARE REMODELS)			✓ BUILDING INSPECTOR APPROVED SPECS
Engineering Parameter	Hydraulic Lower-to-Ground ADA Suite	1:12 Fold-Out Aluminum ADA Ramp Suite	Code & Inspection Requirement
Parking Lot Footprint	20 ft x 12 ft (Fits 2–3 Parking Spaces)	26 ft x 16 ft (Includes Extended Ramp)	Zero permanent curbing disturbance
Wheelchair Entry Slope	Hydraulic Frame Drop (Short 48" Approach)	1:12 Slope Ratio + 60" x 60" Level Landing	ADAAG §405.2 Ramp Slope & Handrails
Interior Turning Circle	60" Clear Diameter Unobstructed Floor	60" Clear Diameter Unobstructed Floor	ADAAG §304.3 Wheelchair Turning Space
Doorway & Hardware	36" Wide Out-Swinging Door + Lever Latch	36" Wide Out-Swinging Door + Lever Latch	≤5 lbs opening force; zero tight grasping
Fixture & Grab Bar Spec	17–19" Rim China Toilet + 1.5" SS Grab Bars	17–19" Rim China Toilet + Roll-Under Sink	Insulated P-trap & knee clearance + hot water

2. OSHA 29 CFR 1926.51 SIZING & 2026 LONG-TERM MONTHLY LEASE BENCHMARKS (28-DAY TO 180-DAY) ✓ SAVES 55%–65% VS. WEEKEND EVENT RATES				
Trailer Configuration	Daily Staff / Customer Throughput	Power & Tank Spec	Weekly Pump/Wash SLA	2026 Monthly Lease Rate (28-Day)
ADA + 2-Stall Commercial Suite	Up to 45 Staff + Retail Walk-Ins	(1–2) 110V/20A • 300-Gal Waste	1x–2x Weekly Vacuum Pump	\$4,500 – \$6,200 / month
2 to 3-Stall Executive Office Suite	Up to 60 Staff (Non-ADA Add-On)	(1) 110V/20A • 250-Gal Waste	1x–2x Weekly Vacuum Pump	\$3,400 – \$4,900 / month
4 to 5-Stall Commercial Crew Suite	60 – 125 Daily Crew / Office Staff	(2) 110V/20A • 350-Gal Waste	2x–3x Weekly Vacuum Pump	\$4,800 – \$6,800 / month
8 to 10-Stall High-Capacity Suite	125 – 250+ Daily Users / Turnaround	220V/30A-50A • 450+ Gal or Sewer	3x Weekly or Direct Tie-In	\$6,500 – \$8,800 / month
6 to 8-Stall Shower / Restroom Combo	Healthcare / Gym / Disaster Remodel	Tankless Propane/Electric Hot H2O	2x–3x Weekly Gray/Black Pump	\$6,800 – \$9,500 / month

3A. SITE SUPERINTENDENT ELECTRICAL, WATER & SEWER SPECS

MEP HOOKUPS

- ✓ **Shore Power Requirements:** Standard suites require (1) to (2) dedicated 110V/20A GFCI circuits within 100 ft (10-gauge cord) or a 240V/30A–50A temporary power spider box connection.
- ✓ **Pressurized Water vs. Onboard Fill:** Connect a standard 3/4" commercial hose bib (40–60 PSI) with backflow preventer, or utilize the onboard 200–300 gal freshwater tank refilled during weekly pump outs.
- ✓ **Direct Sanitary Sewer Tie-In Option:** For 90 to 180-day hospital or retail remodels, trailers can manifold directly into an on-site cleanout (3" or 4" cam-lock) or run 100% self-contained.
- ✓ **-20°F Four-Season Arctic Winterization:** Includes heated silicone tank pads, 12V heat-traced insulated PEX supply lines, and forced-air interior furnaces for northern winter construction.

3B. PARKING PAD, DELIVERY CLEARANCE & PUMP-TRUCK SLA

SITE LOGISTICS

- ✓ **Asphalt / Concrete Pad Footprint:** Occupies 3 standard parking stalls (approx. 24 ft x 16 ft including ADA ramp landing). Must be within 3° of level for hydraulic lowering cylinders.
- ✓ **Delivery & Crane/Tow Clearance:** Requires 12 ft minimum gate/lane width and 14 ft vertical clearance (clear of retail drive-thru canopies, awnings, and low power lines).
- ✓ **Vacuum Pump-Truck Access (40 ft Rule):** Position the trailer within 40 ft of a drive lane so the weekly vacuum service truck can pump waste tanks, sanitize porcelain bowls, and restock paper goods in <20 minutes.
- ✓ **COI & Turnkey Subcontractor Billing:** Verified fleet operators provide \$1M/\$2M General Liability & Auto COI naming the GC and property owner as Additional Insured, with net-30 monthly invoicing.

Estimating an Upcoming Retail, Bank, Restaurant, Healthcare, or Office Restroom Renovation?

Email your jobsite ZIP code, target mobilization date, and duration (28 to 180 days) to bob@restroomtrailerhq.com or visit RestroomTrailerHQ.com/commercial-remodels/ for 3 rapid-turnaround local fleet bids + CAD/PDF submittal sheets.

GC Bid Desk: bob@restroomtrailerhq.com