



GENERAL INFORMATION ABOUT SWIMMING POOLS AND SPAS

These requirements shall be applicable to:

Any swimming pool, spa, pond or other body of water on private property designed or intended to contain water more than 18 inches in depth at any point, including in-ground, above ground and on ground pools, hot tubs and portable spas. (City Ord. 6.56.010 & current CBC Sec. 3109)

Pool Plan Requirements:

Submit two sets of plans (min. 18x 24) including plot plan (with fence and gate details), engineered construction plans/details, and 2 cross sections showing all structures and dimensions from property line to property line, and from structure to property line. Both plans must have a stamp by the engineer and the owner's signature regarding pool barrier requirements prior to pre-site inspection. Elevation drawings required for slides, waterfalls, etc. with the pool.

Barrier Requirements Section 3109.4.4.3 of the 2016 CBC:

- **Fences:** The top of the fences or gate shall be at least 60 inches above any surface on the side of the fence that faces away from the pool. The space under a fence shall not exceed 2 inches to earth. Openings in a fence (if any) shall not be large enough to allow passage of a 4-inch sphere. (2" to earth; 4" to slab)
- **Decorative design** work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.
- **Chain link fence** material shall be a minimum 11 gauge wire and shall not allow passage of a 1-3/4 inch diameter sphere.
- **Lattice fences:** The maximum opening formed by the diagonal members shall be no more than 2-1/4 inches per 3109.4.1.5.
- **Wood or wrought iron fence or combination with masonry wall** composed of horizontal and vertical members: Where the distance between the tops of the horizontal members is **less than 45 inches**, the horizontal members shall be located on the pool side of the fence and the space between the vertical members shall not exceed 1-3/4 inches in width. Where the distance between the tops of the horizontal members is **45 inches or more** the spacing between the vertical members shall not allow the passage of a 4 inch sphere. Where there are decorative cutouts within the vertical members, spacing within the cutouts shall not exceed 1-3/4 inches in width.
- **Doors from the house:** When the wall of a dwelling serves as part of the barrier to the pool, any door (including sliding glass and screen doors) accessing pool area requires self-closing and self-latching devices with a release mechanism located a minimum of 54 inches above floor **OR** an approved pool alarm installed on all doors and screens having direct access to pool. (Self-contained spas with LISTED covers are exempt from Barrier requirements)
- Door from garage to be self-closing, self-latching.

Equipment: All equipment must be installed per it's listing and manufacturer's installation instructions. Pool drain line and P-Traps are

required on all pools and spas over 300-gallon capacity regardless of filter system. Minimum of 3" P-trap and drain line required for indirect waste water. AMC 6.56.080, CPC 603, 813, CMC 928

Pool Location:

Subject to zoning approval, no minimum dimensions to building, property line or slope is required provided engineer has calculated the surcharge. Pools and associated pool construction (rockwork, block walls, equipment, etc.) are not permitted in Public Utility Easements. If pool is under private power lines, the lines must be at least 22.5 feet above the maximum water level. (This distance shall be maintained all around the pool within 10 feet of the pool's water edge) for specific requirements see NEC 680.8 (A)

Glazing (2406.4.5):

Glazing in walls and fences used as the barrier for indoor and outdoor pools and spas shall be safety glass when all of the following conditions are present:

- The bottom edge of the glazing is less than 60 inches above grade.
- The glazing is within 5 feet of a pool deck or area.

Gates shall swing away from the pool, and shall be self-closing with self-latching device. When the release mechanism of the self-latching device is less than 54 inches from the ground, the release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate and the fence shall have no openings greater than 1/2 inch within 18 inches of the release mechanism. Pedestrian doors from a garage shall have a self-closing, self-latching device 54 inches above the floor inside of the garage.

Electrical Requirements:

At least one 125-volt receptacle with GFI protection is required within 6 to 20 feet from a permanently installed pool. Outlets are not permitted less than 6 feet from pool. Exception: single receptacles locking, ground type outlet for pump motor allowed up to 6 feet with GFI protection.

All metal surfaces (fence, flashings, motors, sliding doors, post bases, building weep screed, switches, re-bar or mesh in concrete decking, etc.) within 5 feet of pool water shall be bonded to the pool shell reinforcement. Bond connection shall be lug screwed or welded to the metal surface. Low voltage lighting is **not** permitted within 10 feet of horizontal pool edge. Area in front of panel/timer to have a clear working space of 36 inches deep by 30 inches wide.

When using P.V.C. conduit to shell of light niche, leave container from potting compound for inspectors' approval. Under certain conditions it may be necessary to increase the electrical service size to install pool/spa. 2016 CEC, article 220.26; 411.5; 680.23; 680.26 .



PLAN CHECK REQUIREMENTS FOR SWIMMING POOLS, SPAS AND HOT TUBS
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To assist us in processing your plans as quickly as possible, the following information is needed on the plans at the time of submittal:

1. Plot Plan

- a. Show location of proposed pool, spa or hot tub with distance to property lines and existing structures
- b. Provide square footage of proposed pool, spa or hot tub. Please note if spa or hot tub is less than 300 gallons in size
- c. Show finish grade elevations
- d. Provide licensed engineer's stamp and wet signature on plot plan
- e. Obtain Zoning approval before submitting plans to the Building Division for plan check
- f. Indicate if electrical overhead wires exist
- g. Show square footage of landscape area (water ordinance requirement)
- h. Provide electric panel load calculations to justify existing system for the additional load

2. Barrier Plan (Fencing)

- a. Show location of pool barriers
- b. Provide details, sections and height of new and existing pool barriers (ex: wrought iron, block wall, or other)
- c. Show location of exterior gates, height, method of latching, and direction of gate swing
- d. Show location of existing or new doors from residence that open directly to pool area. Provide method of latching or type of alarm to be used.

3. Structural Plan

- a. Typical steel plan
- b. Cross reference structural cross-sections to site plan
- c. Two cross-sections along the length and width of the pool to property lines or nearest adjacent structures are required to be included in all pool submittals showing the location of the pool and any slope of the ground surfaces per CBC Section 1808.7.3 and Figure 1808.07.1
- d. If pool is located at the liquefaction zone, provide construction details for the hydrostatic pressure relief valve and indicate the location on the plan.
- e. If the pool is located on the landslide zone, soils report will be required for the design of the structure.

4. Equipment Plan

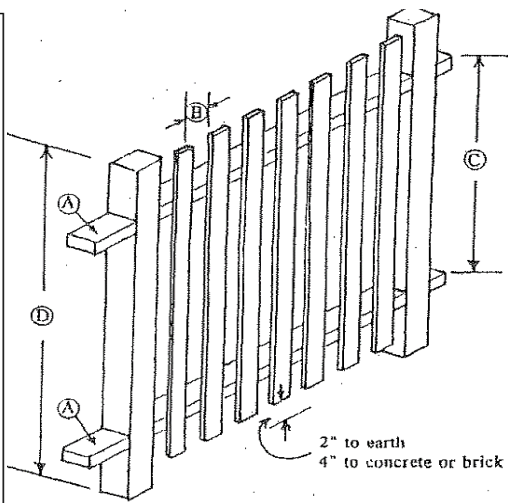
- a. Location of equipment with distance to property lines
- b. BTU's of heater
- c. Gas line isometric plan required if not connected directly from gas meter
- d. Type of material to be used for gas line (factory approved underground steel pipe/polyethylene)
- e. Note on plans "Certification of Installation required at time of gas test when polyethylene gas pipe is installed"
- f. Identify on plans the means of pool water disposal.
- g. Show location height of electrical service and communication wires (telephone and cable)

5. Owners Statement

- a. Owner must sign plans with the following statement "I have reviewed barrier code requirements on plans and agree that barrier is to be in place before pre-plaster inspection."
- b. Excavated material shall not be spread on the lot without the required grading permit.
- c. Property owner and /or contractor are responsible for locating property lines.

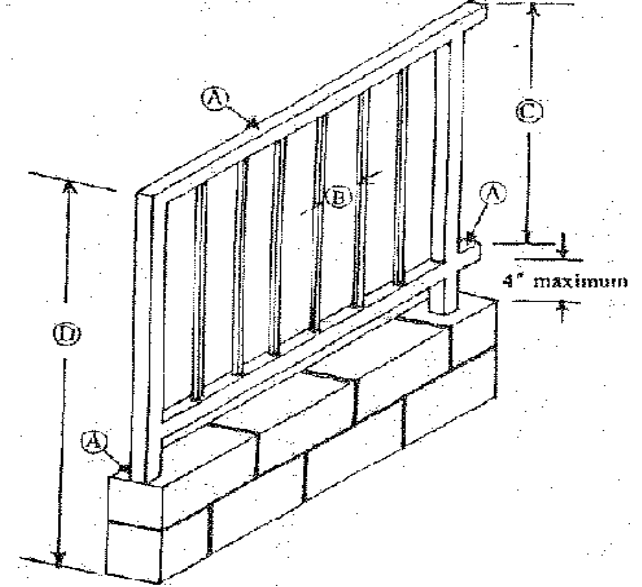
Owner

Date

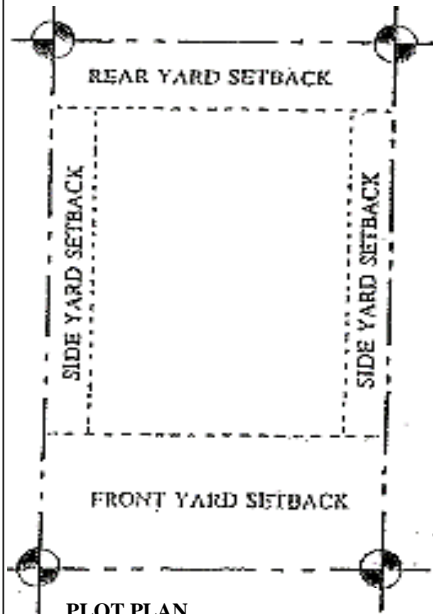


WOOD FENCE-WROUGHT IRON SIMILAR

- A** Top of horizontal members
- B** Space between vertical members
- C** Distance from tops of horizontal members:
 - If less than 45": **B** shall not exceed 1 3/4" and the horizontal members shall be on the poolside of the fence.
 - If 45' or more: **B** shall not exceed 4".
- D** Top of the fence shall not be less than 60" high on the outside of the fence, away from the pool. Maximum fence height is usually 72", subject to zoning approval.



COMBINATION BLOCK WALL AND WROUGHT IRON



PLOT PLAN

Setback requirements are established by Zoning Division

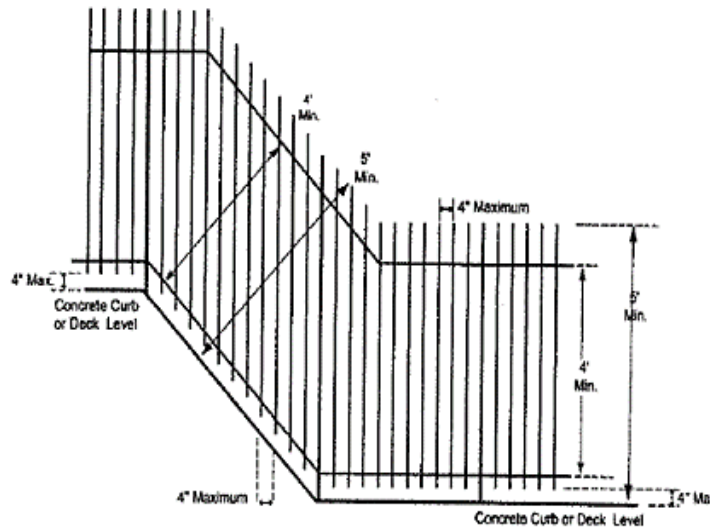


FIGURE 31B-4 PERPENDICULAR FENCING DIMENSIONS ON SLOPING GROUND

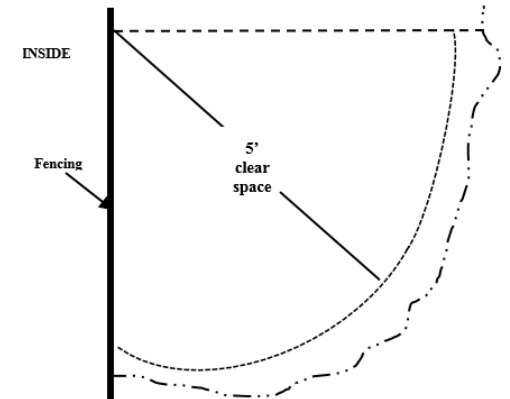


FIGURE 31B-5 EFFECTIVE FENCING HEIGHT