



PLANNING AND BUILDING DEPARTMENT

BUILDING DIVISION

<https://www.edcgov.us/Government/Building>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

Swimming Pool Barrier Requirements

Department's Commentary:

The health and safety code Swimming Pool Safety Act is in direct alignment with our department's philosophy of "compassionate regulators with no compromises to safety." This act requires at least two safety features (from a list of seven) to prevent the uncontrolled access to a pool or spa from adjacent properties and from the properties home(s). The intent of this policy is to reduce the risk to anyone using a private swimming pool.

General Information - "Swimming pool" or "pool" means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming pool" includes in ground and above ground structures and includes, but not limited to, hot tubs, spas, portable spas, and non-portable wading pools.

General Provisions -

Commencing January 1, 2018, whenever a new construction permit is issued for construction of a swimming pool that contains water over 18 inches deep at a private, single-family home, shall have at least a minimum of two of the following enclosure/barrier safety features listed:

1. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home
 - 115923: An enclosure shall have all of the following characteristics:
 - (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
 - (b) A minimum height of 60 inches.
 - (c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
 - (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
 - (e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
 - Note: When a portion of the house or garage is used as part of the barrier/enclosure, all doors giving direct access to the pool area shall have approved alarms. (See #4 below)
2. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
3. The swimming pool shall be equipped with an approved safety cover which shall meet all requirements and performance standards of the American Society for Testing and Materials (A S T M) standard F1346-91. Cover specifications to be provided at the time of the permit application.
4. Exit alarms* on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

EXCEPTION: Hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346).

Consumer Notice Requirements:

Any person entering into an agreement to build a swimming pool or spa, or to engage in permitted work on a pool or spa covered by this article, shall give the consumer notice of the requirements of this article.

Pursuant to existing law, the Department of Health Services shall have available on the department's Web site, commencing January 1, 2007, approved pool safety information available for consumers to download. Pool contractors are encouraged to share this information with consumers regarding the potential dangers a pool or spa poses to toddlers. Additionally, pool contractors may provide the consumer with swimming pool safety materials produced from organizations such as the United States Consumer Product Safety Commission, Drowning Prevention Foundation, California Coalition for Children's Safety & Health, Safe Kids Worldwide, Association of Pool and Spa Professionals, or the American Academy of Pediatrics.

Remodel/Modifications:

Whenever a building permit is issued for the remodel or modification of an existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet or suction outlets of the existing swimming pool, toddler pool, or spa be upgraded so as to be equipped with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or a successor standard designated by the federal Consumer Product Safety Commission.

Required Inspections

Inspection 1: Pre-Gunite

Steel placement, plumbing, electrical, including bonding.

Inspection 2: Pre-Deck

Forms, deck drains and equipotential bonding.

Inspection 3: Pre-Plaster/Final

Enclosure/Barrier/Alarms and electrical.

Special Final

Approved pool cover barrier when applicable. Installed and inspected within ten (10) days of pre-plaster inspection.

*Alarms shall sound continuously for a minimum of 30 seconds immediately after an exterior door is opened, and shall be capable of being heard throughout the house during normal household activities. The alarm shall be automatically reset under all conditions. The alarm may be equipped with a manual means to temporarily deactivate for a single opening. The deactivation period shall be no longer than 15 seconds shall. The deactivation means shall be located at least 54 inches above the threshold of the door. Alarms may be battery operated or connected to the building electrical system.

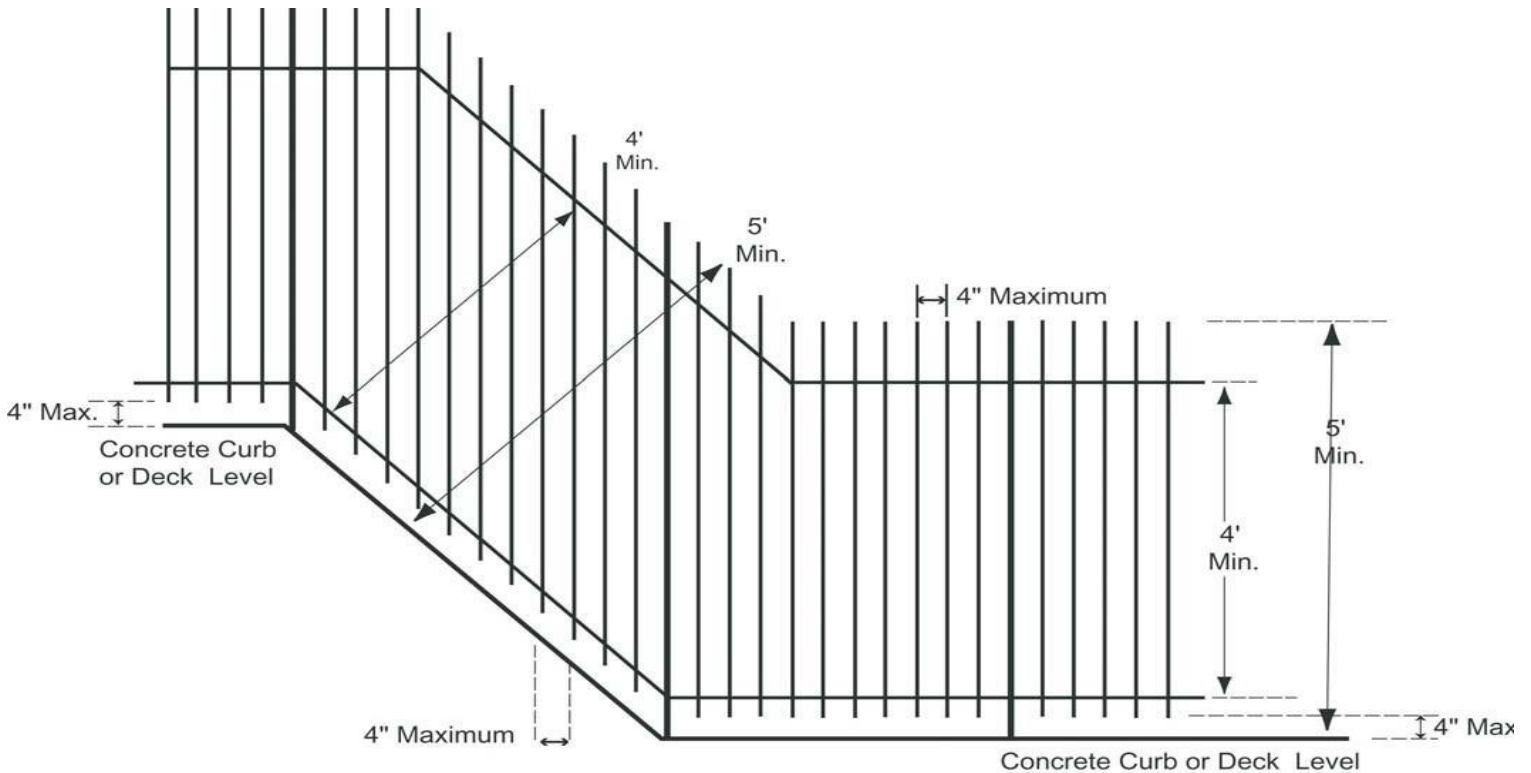


Figure 1

2" clearance to dirt

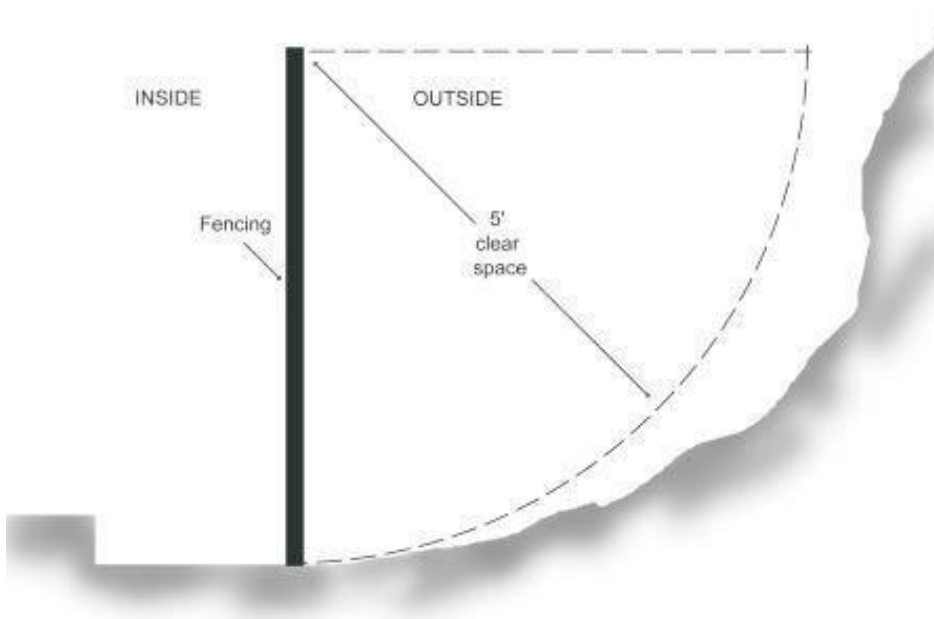


Figure 2

Self-Closing, Self-Latching Gates Regulations

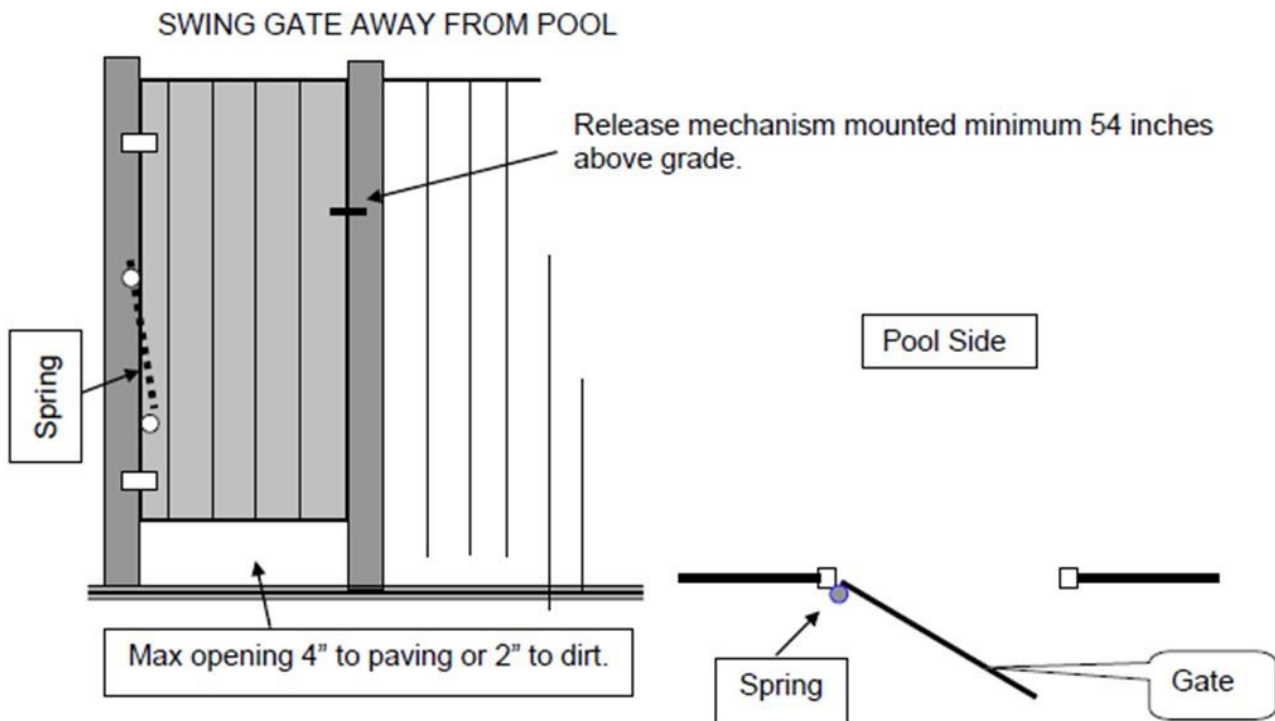


Figure 3