



City of Desert Hot Springs

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RESIDENTIAL SWIMMING POOL, SPA, HOT TUB AND BARRIER PLAN CHECK REQUIREMENTS

This document provides requirements for the residential swimming pool plan review submittal to include but not limited to minimum standards per the California Building Codes, City of Desert Hot Springs Ordinances and California State Senate and Assembly Bills. Two stamped and signed engineered swimming pool plans will be submitted for review to verify code compliance. The site plan must also have the Engineer or Licensed Contractor's signature. Approval or comments will be provided within ten (10) working days after a complete application is submitted to the city.

NOTE: A General B or C-53 contractor's license is required to submit an application. No owner-builder applications will be accepted.

The following must be demonstrated within the plan submittal – General Requirements

- The attached sub-contractor list and owner's signature must be submitted with the application.
- A dimensioned site plan drawn to not less than 1/8" scale, shall be provided showing the following:
 - Property lines, easements, right-of-way of record, abandoned or active oil wells and overhead utilities adjacent to pool area or over the property.
 - All existing *and* proposed structures, patio covers, cabanas, pool houses, pool slides, grotto and waterfall features, fireplaces, fencing, retaining and garden block walls, adjacent slopes, and other relevant characteristics adjacent to the pool, spa or hot tub.
 - The proposed pool, spa or hot tub shape, shall be dimensioned and located to show property line setbacks, side yard setbacks, and dimensioned clearances from all existing and proposed structures and/or slopes.
 - The size, location and materials for gas, electrical, and water services to the pool equipment shall be shown on the plan. Note: Show all deck equipment items, if included.
 - Proposed deck work with dimensions, configuration and showing how positive drainage will be maintained shall be indicated on the plan.
 - If applicable, show the location, overall height and degree of slope for all ascending and descending lots dimensions from the pool or spa to slope. The pool, spa or hot tub design shall conform to section 1808.7 of the California Building Code for foundations on or adjacent to slopes.
- All residential swimming pool, spa and hot tub installations shall comply with California Building Code, City of Desert Hot Springs ordinances and California State Senate and Assembly Bills.
- Additional construction details such as slides, raised rock coping, grottos, as well as barrier requirement (fencing, pool covers, and alarms) documentation shall be included with

the swimming pool plan submittal.

The following must be demonstrated within the plan submittal – Electrical Requirements

- Overhead service conductors and open overhead wiring over and near swimming pools and similar installations shall comply with minimum clearances given in article 680.8 and table 680.8.A within the California Electrical Code (CEC). Provide details showing conductor clearances over and near the pool on the plans.
- Provide sufficient general and specific electrical notes within the plan set to fully identify and demonstrate all electrical equipment, receptacle, lighting, grounding, and bonding.
- Identify and demonstrate all outlets, receptacles, lighting, equipotential bonding, and conduit & conductor type/size within the plan set.
- A single line diagram is required when adding a sub-panel. A single line diagram is not required for control/instrument control panel install.
- Provide location of existing service panel and the new sub-panel.
- Provide 36" working clearances for the pool equipment disconnect and sub-panel.

The following must be demonstrated within the plan submittal – Mechanical/Plumbing Requirements

- Show all proposed mechanical (pool) equipment (including number of pumps) locations with dimensions to all property lines and structures. The equipment locations shall comply with all setback requirements to property lines, adjacent property and openings to habitable structures.
- Provide manufacturer's equipment specifications for all heaters and pumps.
- Provide gas isometric with type of material, length of pipe, BTU demand etc.
- For a proposed gas fire pit, identify location and provide appliance/equipment shutoff valve approval listing number.
- Please note on the plan "All equipment shall be seismically anchored."
- Provide location of anti-entrapment/vortex covers meeting current standards of the ASTM or ASME. Identify a minimum 3 foot separate between all drains and note they will be hydraulically balanced.

NOTE: Non-dedicated electrical and/or gas lines for proposed future use are not permitted.

This notice will advise you that a permit for a swimming pool has been applied for on your behalf as owner of the property listed by address below. You should be aware that under the provisions of City of Desert Hot Springs Ordinances and SB 422, certain requirements must be complied with concurrent with the building or installation of an outdoor swimming pool, including an in-ground, above ground or on ground pool, hot tub or spa. These requirements apply to all pools, hot tubs and spas. **An outdoor swimming pool, hot tub or spa shall be provided with a minimum of two compliant barrier's that shall be installed, inspected and approved prior to plastering or filling with water.** For your convenience we have listed below a copy of those requirements:

California Senate Bill 422: Barrier Requirements – Every person in possession of land within the City, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a swimming pool, spa or similar facility, shall meet the primary and at least one secondary barrier of the following seven drowning prevention requirements:

PRIMARY BARRIER:

1. An enclosure that isolates the swimming pool or spa from the private single family home, accessory dwelling unit and/or guest quarters. This may be achieved by:
 - a. Compliant wall/fencing around the property with compliant gates and exit door alarms on the portion of any dwelling or garage wall that serves as part of a barrier.
 - b. Compliant wall/fencing enclosing the swimming pool, spa/hot tub to direct access from the dwelling unit(s). Where the pool is separately enclosed, exit alarms may be acceptable as the second barrier option.
Note: The enclosure may be achieved with removable mesh fencing compliant with ASTM F2286 specifications and standards.

SECONDARY BARRIER:

2. An approved solid safety pool cover compliant with ASTM F1346 specifications and standards. Where an automatic power cover is installed, the controlling device shall be within the line of site of pool, mounted sixty (60) inches above adjacent grade and within twenty-five feet 25'-0") of water's edge, or manufactures maximum allowable distance, whichever is shorter.

Note: Safety netting is *not* to be considered an approved barrier.

3. Water/Splash alarms 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 infra-red alarm types. .

Note: An 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 feature.

4. 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 ASTM or the American Society of Mechanical Engineers (ASME).
5. Exit alarms on the doors from the house or garage which allow access to the pool when not serving as a part of the fencing described in 1.b. above.

Barrier Specifications

Barrier height and Clearances: Outdoor Swimming Pool - An outdoor swimming pool shall be provided with a barrier that shall comply with all of the following:

- 1 . The top of the barrier shall be at least sixty (60) inches above grade, measured on the side of the barrier that faces away from the swimming pool. No natural or artificial grade, rock outcropping or artificial structure or construction may be placed within the three (3'-0") foot horizontal distance to the exterior barrier which reduces the barrier height to less than 60 inches.

CBC 2016 **3109.4.4.3 Enclosure; required characteristics.** *An enclosure shall have all of the following characteristics:*

1. *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 (1524 mm) above the ground.*
2. *A minimum height of 60 inches (1524 mm).*
3. *A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches (51 mm).*
4. *Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches (102 mm) in diameter.*
5. *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.*

The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure.

EXCEPTION: When vertical spacing between horizontal elements which would allow stepping and climbing 45 inches or more.

2. **Chain link fences used as the barrier:** Maximum mesh size at the widest point for chain link fences shall be a two and one-fourth inch square unless the fence is provided with slats

fastened at the top or the bottom, which reduce the opening to no more than one and three-fourths inches. All chain link fence wires shall not be less than eleven (11) gauge.

3. Access gates shall comply with the requirements of Items above and shall be equipped to accommodate a locking device. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 60 inches above ground, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches below the top of the gate, and (2) the gate and barrier shall have no opening greater than ½ inch within 18 inches of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with either (1) a permanent automatic closing device or system with electrical power source; or (2) lockable hardware or padlocks. These gates shall remain locked at all times when not in use.

4. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provides direct access to the pool, a separation fence and or door alarms shall be provided, independently certified to ASTM standard F2286 or F2208.

EXCEPTION: When approved by the building official or his designees performing the inspection, one or both of the following may be used:

(A) Self-closing and self-latching devices installed on all doors (except sliding glass doors) with direct access to the pool with the release mechanism located a minimum of fifty-four (54) inches above the floor.

(B) An alarm installed on all doors, including sliding glass doors, with direct access to the pool. The alarm shall sound continuously for a minimum of thirty (30) seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than fifteen (15) seconds. The deactivation switch shall be located at least fifty-four (54) inches above the threshold of the door.

5. Where an above ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then **(1)** the ladder or steps shall be capable of being secured, locked or removed to prevent access or **(2)** the ladder or steps shall be surrounded by a barrier that meets the requirements of Items 1 through 4. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Sub-Sections 1 through 4.

6. For an indoor swimming pool, protection shall comply with the requirements of section four (4)

For a non-self-contained spa or hot tub, protection shall comply with the requirements of section 1-4.

EXCEPTION: A self-contained spa or hot tub equipped with a listed safety cover which complies with the American Society for Testing and Material-Emergency Performance Specifications (ASTM F1346-91) shall be exempt+.

THIS FORM MUST BE SIGNED BY THE HOMEOWNER AND RETURNED TO THE BUILDING OFFICIAL OR HIS REPRESENTATIVE PRIOR TO ISSUANCE OF THE POOL OR SPA PERMIT

Permit No. _____ Use of Permit _____ Date _____

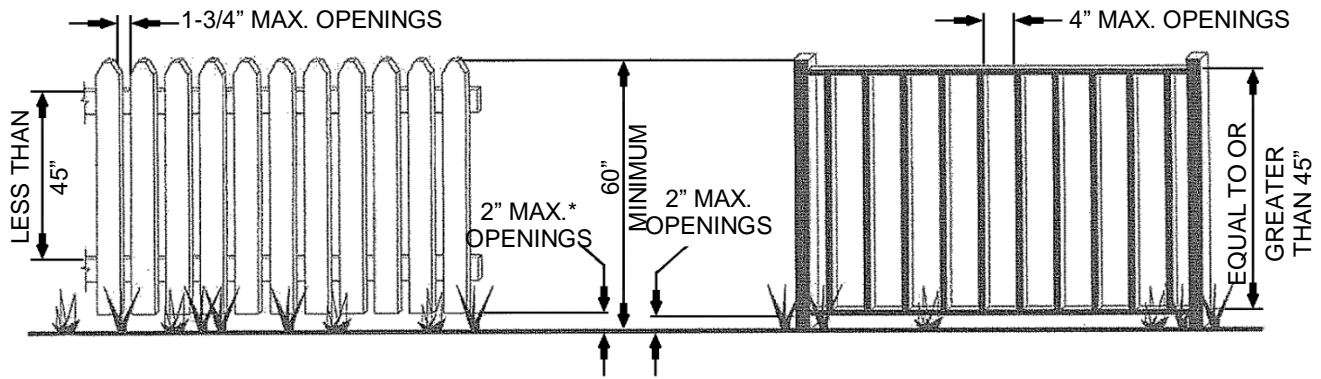
Address: _____

Owner (Print) _____

Owner (Signature) _____

VARIOUS POOL FENCE TYPES

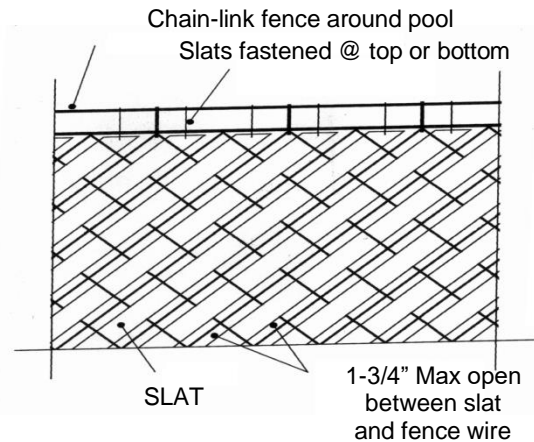
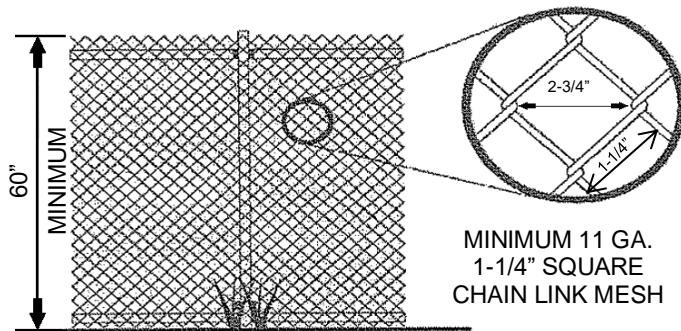
(NOT ALL POSSIBLE POOL FENCE DESIGNS ARE SHOWN, PLEASE CHECK WITH YOUR INSPECTOR FOR MORE INFORMATION)



If horizontal members are less than 45" apart, vertical spacing shall not exceed 1-3/4" and horizontal members shall be on pool side.

If horizontal members are equal to or more than 45" apart, vertical spacing shall not exceed 4".

*** NOTE: Spacing from grade level to bottom of fence maybe 4 inches if grade below fence has a solid impenetrable surface such as concrete.**



Chain link dimensions at slats in fences around residential swimming pools.

NOTE: If chain link dimensions are larger than shown above, then slats may be woven into the chain link mesh and fastened at the top and bottom

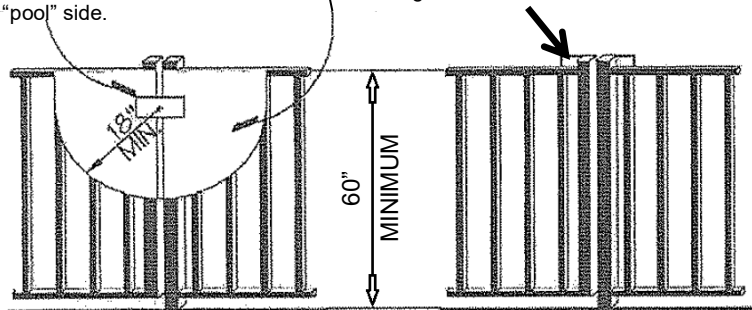
GATE LATCHING REQUIREMENTS

ALL GATES MUST SWING AWAY FROM THE POOL, BE SELF-CLOSING & SELF-LATCHING

Protective shield or fencing with no openings greater than 3/4"
Release mechanism shall be located on "pool" side.

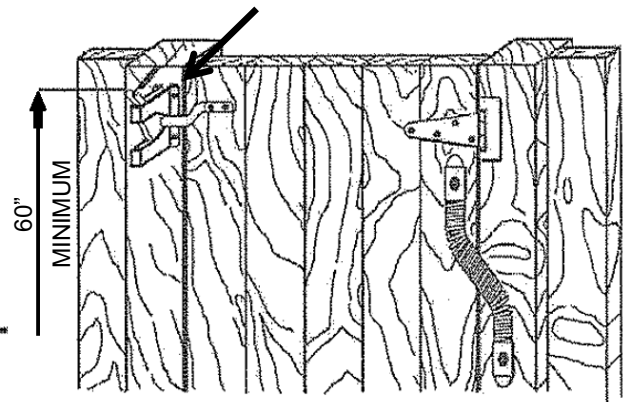
Release mechanism may be located On either side If 60"+ above grade.

Release mechanism shall be located at least 60inches above grade.

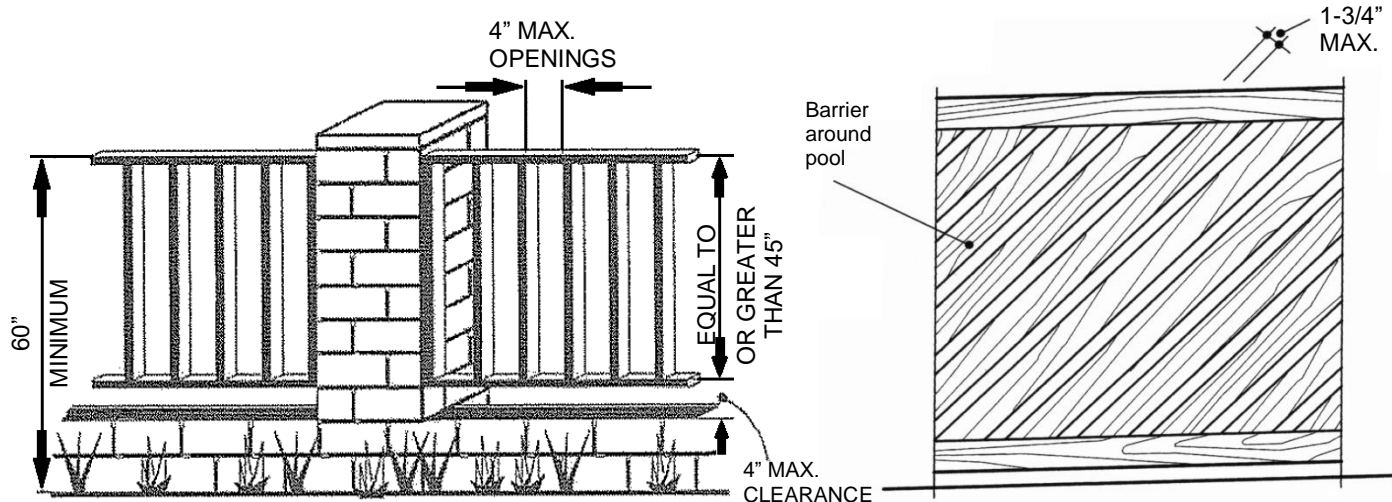


CONDITION 1
RELEASE MECHANISM LOCATED LESS THAN 60" ABOVE GRADE

CONDITION 2
RELEASE MECHANISM LOCATED 60" OR MORE ABOVE GRADE

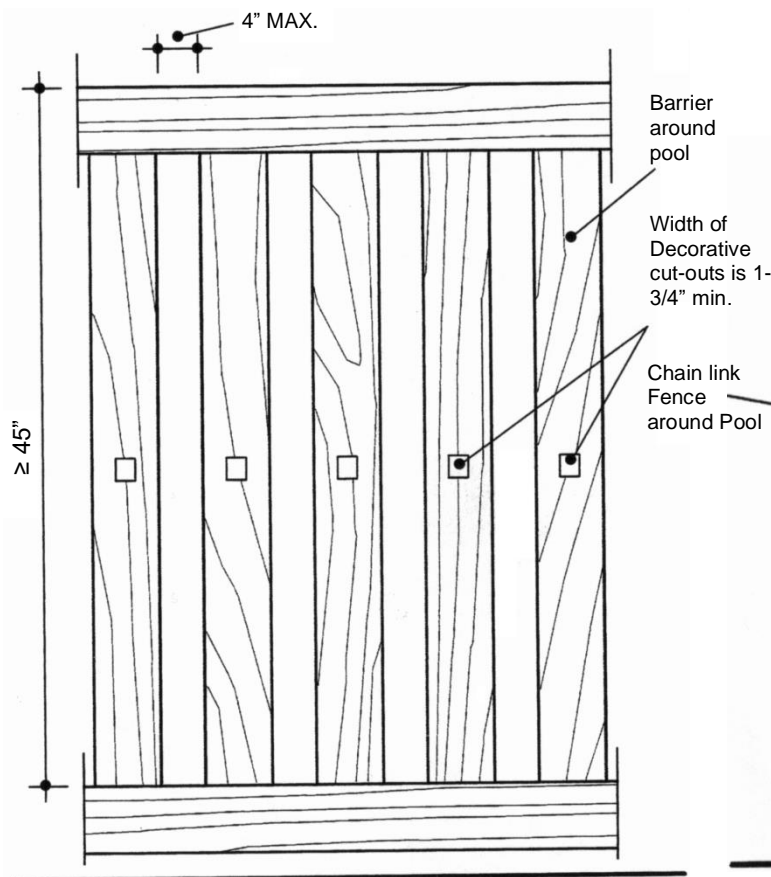


TYPICAL SELF-LATCHING GATE and SPRING CLOSER

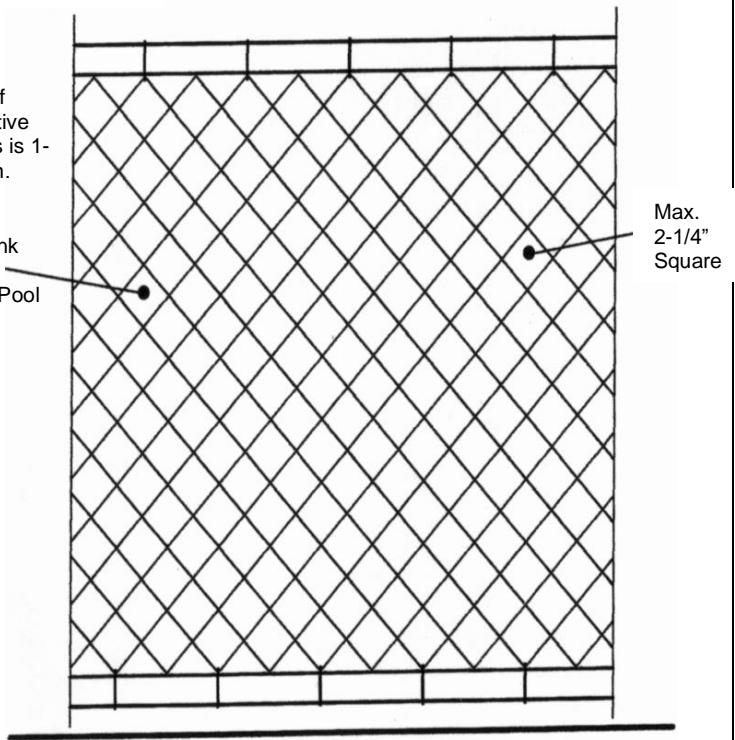


*** NOTE: Spacing from grade level to bottom of fence maybe 4 inches if grade below fence has a solid impenetrable surface such as concrete.**

Diagonal members in barriers around residential swimming pools.



Widely spaced horizontal members in barriers around residential swimming pools



Chain link dimensions in fences around residential swimming pools.