



# CITY OF CITRUS HEIGHTS

## BUILDING & SAFETY DIVISION

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## Swimming Pools and Spas Checklist and Regulations

### Submittal Checklist

1. Submit fully dimensioned, drawn-to-scale (preferably  $\frac{1}{4}'' = 1'$ ) plot plan showing the following:
  - Actual setbacks from property lines, house and other structures.
  - Location of a GFCI receptacle between 10 and 20 feet of the water's edge.
  - Location and size of electrical panel.
2. Submit two engineered, signed and sealed, copies of steel schedule for pools or gunite spas.
3. Submit the design plans (pool plans) or manufacturer specifications for the spa/hot tub/dough boy with the signature of the person responsible for the plans. Spa information is to include electrical and/or gas requirements. Manufactured spas shall be listed with an accredited testing agency.
4. Provide the following information;
  - Existing electrical service equipment (panel) size, and provide a load calculations to verify capacity.
  - Pool equipment schedule including manufacturer's specifications and listing information.
  - If a heater is to be installed, provide gas piping size and location.
  - If a solar heater is to be installed, provide manufacturer's installation instructions.
5. An encroachment permit from City Engineering may be required prior to issuance of a building permit for in-ground pools. Encroachment Permits may be obtained from City Engineering.

### Swimming Pool and Spa Regulations

1. Any damage to public property (such as driveways approaches, sidewalks, etc.) must be repaired **prior** to final inspection.
2. The pool and/or spa shall be located a *minimum* of 5 ft. from property line and out of any easement.
3. New and existing glazing in walls used as a barrier for swimming pools and spas shall be safety glazing when the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface, and the glazing is within five feet of the swimming pool or spa water's edge per the current California Building Code (CBC Section 2406.4.5).
4. Automatic fill requires special backflow protection and annual testing by a certified backflow tester.
5. Check the current California Electric Code for bonding grid specifications.
6. Swimming Pool Heating - Any new or replacement fossil-fueled (gas or electric) swimming pool heater system in a residential occupancy shall be equipped with all of the following:
  - A. An ON-OFF switch mounted on the outside of the heater for easy access, or external to and within 36" of the heater.
  - B. A permanent weatherproof plate or card, easily readable, giving instruction for the efficient operation of the swimming pool.
  - C. A length of plumbing (36" min.) between the filter and the heater to allow for future solar heating.

- D. Outdoor pools/spas equipped with a fossil fuel or electric heater shall also be equipped with a pool/spa cover.

### **Fencing, Barriers, and Safety Regulations**

The City of Citrus Heights has adopted and amended California Building Code Section 3109.2, which is a reprinting of California Health and Safety Code Sections 115921(c) and 115922, the California Swimming Pool Safety Act, for barrier and enclosure requirements (CHMC 18-89(b &c)):

- (b) California Building Code Chapter 31, Section 3109.2, "115921(c)" is amended to read as follows:

**115921.** (c) "Enclosure" means a permanent fence wall, or other barrier that isolates a swimming pool from access to the home or neighboring properties. The term "permanent" shall mean not being able to be removed, lifted, or relocated without the use of a tool.

- (c) California Building Code Chapter 31, Section 3109.2, "115922" is amended to read as follows:

**115922.** (a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be isolated from access from other properties by an enclosure that meets the requirements of Section 115923, and at least two of the following seven drowning prevention safety features:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(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) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(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).

- (b) Before the issuance of a final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention features required by this section and, if no violations are found, shall give final approval.

