



SECTION 3109 (2010 CBC) POOL/SPA/HOT TUB ENCLOSURE AND SAFETY DEVICES

As you are aware, during the past few years' swimming pool requirements have changed often and have varied by jurisdiction. On January 1, 1998 a new Assembly Bill became law. The new law is far more stringent than any previous requirements and limits the ability of the local agencies to modify it. This law also imposes a requirement that the **CONTRACTOR** notify the consumer of its effects. In an effort to streamline the transition from old to new the following is an abbreviated guideline for the submittal and inspection process.

- If a portion of the house or garage is used as part of the barrier or fence, that portion shall have alarms on all the doors giving direct access to the pool area.
- Any barrier or fence shall be a minimum **60 INCHES** above the ground and have a maximum distance of **2 INCHES** from the ground or **4 INCHES** from the concrete to the bottom of the barrier.
- Access gates shall open away from the pool and have a self-closing, self-latching device located no lower than **60 INCHES** above the ground.
- Openings in the enclosure and gate shall not allow passage of a sphere greater than **4 INCHES**.
- The outside surface of the barrier or fence shall be free of protrusions, hand and footholds, and other characteristics that could aid in climbing.
- Covers used to satisfy the barrier/fence requirements should meet all the requirements and performance standards of the American Society for Testing and Materials (ASTM) standard F1346-91. **Documentation shall be provided at the time of permit application.**

ALARMS:

Alarms shall sound continuously for a minimum of **30 SECONDS** within **7 SECONDS** after an exterior door is opened, and be capable of being heard throughout the house during normal household activities. The alarm shall 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 last no longer than **15 SECONDS**. The deactivation shall be located **AT LEAST 54 INCHES** above the threshold of the door.

GLAZING REQUIREMENTS:

Section 2406.4.9 (C.B.C. 2010 Edition) requires safety glazing in windows and doors or walls and fences used as the barrier for indoor or outdoor swimming pools or spas when **BOTH** of the following conditions are present.

- 9.1 The bottom edge of the glazing is less than **60 INCHES** above the walking surface on the poolside of the glazing.
- 9.2 The glazing is within **5 FEET** of the swimming pool or spas waters edge.

NOTE: The intent is to prevent human impact to the glazing resulting from wet walking surfaces due to pool activity.

ITEMS NECESSARY FOR SUBMITTAL:

- **FOUR (4) PLOT PLANS** - Plot plans should clearly show pool equipment, distance from property lines, structures, etc. Also, **easements** for utilities such as phone lines, power lines and any other public utilities should be shown on this plan. Plot plan must also show location and type of barrier or fence used for pool protection **OR** clearly show which doors will receive alarms for pool protection.
- **TWO (2) COMPLETE SETS OF STRUCTURAL PLANS & ENGINEERING** - These plans show all structural elements of the pools construction including rebar placement and size, gunite thickness, piping placement, etc. Both the plans and the Engineer's calculations must be "**wet signed**" and stamped by the Engineer.

INSPECTION SEQUENCE:

- **Pre-Gunite:** During this inspection, City staff will verify that steel placement is in accordance with the approved plans, rough electrical including trenches and bonding, rough plumbing including trenches, pressure test and gas lines.
- **Pre-Deck:** During this inspection City staff will verify that the area surrounding the pool is complete and ready to accept the application of the pool deck.
- **Pre-Plaster/Final:** Prior to releasing the pool for plastering City staff will verify all elements of construction and life safety are in place and functional. **NOTE: After completion of this inspection City staff will NOT visit the site again. At this point the pool will be deemed finished and complete. It will be the responsibility of the pool contractor to furnish the pool owner with a pre-cut non-permeable floating pool cover in compliance with City of Tracy Local Ordinance.**

NOTE: Prefabricated fiberglass in-ground pools must have barriers and alarms installed and operational and inspected for approval immediately after excavation and prior to installation of pool. Additionally, prefabricated swimming pools in which the pool walls are entirely above adjacent grade and are in excess of 5,000 gallons must have barriers and alarms installed and operational and inspected for approval prior to filling pool with any water.

ALL SWIMMING POOLS, SPAS AND HOT TUBS SHALL HAVE AT LEAST TWO CIRCULATION DRAINS PER PUMP THAT SHALL BE HYDRAULICALLY BALANCED AND SYMMETRICALLY PLUMBED THROUGH ONE OR MORE "T" FITTINGS THAT ARE SEPARATED BY A DISTANCE OF AT LEAST THREE FEET IN ANY DIMENSION BETWEEN THE DRAINS. SUCTION INTLETS THAT ARE LESS THAN 12 INCHES ACROSS SHALL BE COVERED WITH ANTIENTRAPMENT GRATES THAT CANNOT BE REMOVED. ALL SWIMMING POOL, SPA AND HOT TUBS WILL NEED TO HAVE ANTI-ENTRAPMENT COVERS INSTALLED OVER ANY SUCTION INLET/DRAIN WHENEVER NEW POOLS ARE INSTALLED OR TO EXISTING POOLS THAT ARE MODIFIED. (Per 2010 C.B.C Section 3109.4.4.8)

POOL COVER SHEET

MANDATORY REQUIREMENTS FOR POOL AND SPA HEATING SYSTEMS AND EQUIPMENT FOR ALL OCCUPANCIES IN ACCORDANCE WITH 2008 CA ENERGY STANDARDS SECTION 114

- A) Certification by Manufacturers** - Any pool or spa heating system or equipment may be installed only if the manufacturer has certified that the system or equipment has all of the following:
- **Efficiency.** A thermal efficiency that complies with the Appliance Efficiency Regulations; and
 - **On-off switch.** A readily accessible on-off switch, mounted on the outside of the heater that allows shutting off the heater without adjusting the thermostat setting; and
 - **Instructions.** A permanent, easily readable, and weatherproof plate or card that gives instruction for the energy efficient operation of the pool or spa and for the proper care of pool or spa water when a cover is used; and
 - **Electric resistance heating.** No electric resistance heating; and
 - **EXCEPTION 1 to Section 114 (a) 4:** Listed package units with fully insulated enclosures, and with tight-fitting covers that are insulated to at least R-6.
 - **EXCEPTION 2 to Section 114 (a) 4:** Pools or spas deriving at least 60 percent of the annual heating energy from site solar energy or recovered energy.
 - **Pilot light.** No pilot light.
- B) Installation.** Any pool or spa heating system or equipment shall be installed with all of the following:
- **Piping.** At least 36 inches of pipe between the filter and the heater to allow for the future addition of solar heating equipment; and
 - **Covers.** A cover for outdoor pools or outdoor spas; and
 - **EXCEPTION to Section 114 (b) 2:** Pools or spas deriving at least 60 percent of the annual heating energy from site solar energy or recovered energy.
 - **Directional inlets and time switches for pools.** If the system or equipment is for a pool:
 - The pool shall have directional inlets that adequately mix the pool water and;
 - The circulation pump shall have a time switch that allows the pump to be set to run in the off-peak electric demand period and for the minimum time necessary to maintain the water in the condition required by applicable public health standards.
 - **EXCEPTION to Section 114 (b) 3:** Where applicable public Health standards require on-peak operation.

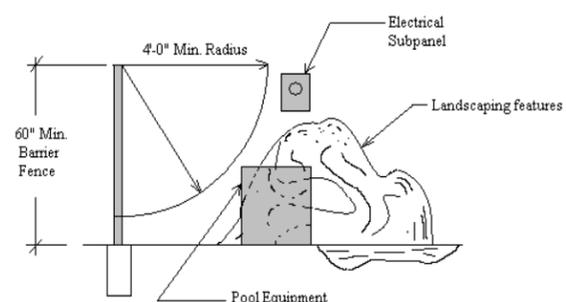
SECTION 115 – NATURAL GAS CENTRAL FURNACES, COOKING EQUIPMENT, & POOL AND SPA HEATERS: PILOT LIGHTS PROHIBITED

Any natural gas system or equipment listed below may be installed only if it does not have a continuously burning pilot light:

- **Pool heaters.**
- **Spa heaters.**

PLEASE NOTE: CF-6R-Mech-03 form must be submitted to inspector at time of final inspection

Pool Designers, Contractors, Inspector Please Note:



Field verify that no equipment, climbable landscaping feature, water slides, or other similar play equipment is within 4'-0" radius of the pool barrier fence top.

Pool Heater vents should terminate at least four (4) feet from property line

- All metal within 5" of edge of water shall be bonded (Per 2010 C.E.C. Section 680.26)
- Once GFCI receptacle must be located between 6'-20' of edge of water (Per 2010 C.E.C. Section 680.22.3)