

Building Permits & Inspection Division

General Information: (916) 875-5296
www.building.saccounty.net

9700 Goethe Rd • Suite A Sacramento 95827 M-F 8:30am-4:00pm
827 7 th St • Room 102 Sacramento 95814 M-F 8:30am-4:00pm

Residential Swimming Pool Requirements

Document Submittal List:

The below list of submittal items are **needed** to complete your project plan review. A thorough and accurate plan check cannot be performed without a complete submittal package. Lack of required items will result in a delay of your permit issuance. The plan should clearly delineate between all existing and new construction. **As-built submittal and Violations shall be proposed and drawn as NEW construction and not labeled as existing.**

A. Drawings Size: Minimum 11" x 17". All sheets must be drawn to scale and fully dimensioned. Plans shall be clear and legible: non-legible plans will not be accepted.

Definition: "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 aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas and non-portable wading pools.

Submit drawings and supporting documents to [online portal](#) in pdf format.

Drawings to Consist of:

- | | |
|------------------------------|---|
| 1. General Information | Show site address, designer, contractor, scope of work and applicable design codes per the current International Swimming Pool and Spa Code, Health & Safety Code, California Building Code (CBC) |
| 2. Plot/Site Plan | Fully dimensioned site plan should contain the following: <ul style="list-style-type: none"> • Plan scale noted. • Easements, existing structures, retaining walls, septic and/or well locations, if applicable. Note: No excavation or structural portion of pool can encroach into an easement (including the pool equipment). • Show electrical panel or OH service and gas meter locations, include run lengths and sizing to equipment. • Show setbacks from pool to all existing structures and all property lines. • Show pool equipment and setbacks to all property lines. • Indicate fence location, height and material. • Show location of diving boards, handrail, rock waterfalls, grottos, and slides etc on plan. Stamped, signed engineering required for structural aspects and/or specification sheets for diving board, handrails, etc. • Show roof location of thermal solar panels, if applicable, and provide specification sheets for installation. • Identify two pool safety requirements, one must be the barrier fencing • Provide completed CF2R-PLB-03 CA energy form at inspection. |
| 3. Structural Steel Sheet(s) | Provide stamped signed steel sheet(s) and structural calculations from CA engineer indicating sections being used for construction. Include specialized engineering for features not included on standard steel sheet. If fiberglass installation, provide stamped, signed CA engineering packet with pool details identified. All structural design must be to current CA applicable codes. |

B. Safety Features

Except as provided in Section AV100.5 , 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 equipped with a barrier installed as described below, except in rare cases when the construction of a barrier is deemed infeasible by the Building Official, AND at least one of the following seven drowning prevention safety features from Section C.

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A. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following:

- 1) Height of Barrier. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool.
- 2) Vertical Clearance. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches over soil and four inches over concrete, masonry or tile measured on the side of the barrier that faces away from the swimming pool.
- 3) Horizontal Members. When barriers have horizontal members spaced less than 45 inches apart, measured between the tops, the horizontal members shall be placed on the pool side of the barrier.
- 4) Decorative Design Work. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations, cutouts or other physical characteristics, that could serve as handholds or footholds, which renders the barrier easily climbable, is prohibited.
- 5) Openings. Openings in the barrier shall not allow passage of a one-and-three-quarters-inch diameter sphere, except in the following circumstances:
 - a) When vertical spacing between such openings is 45 inches or more, the opening size may be increased such that the passage of a four-inch-diameter sphere is not allowed; or
 - b) For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to four inches when the distance between the tops of horizontal members is 45 inches or more.
- 6) Gauge of Chain Link Fence. Chain link fences used as the barrier shall not be less than 11 gauge.
- 7) Mesh Size of Chain Link Fence. Maximum mesh size for chain link fences shall be a 1.75-inch square unless the fence is provided with slats which reduce the openings to no more than 1.75 inches.
- 8) Access Gates. Access gates shall comply with the requirements of subsections (A)(1) through (A)(7) of this section in addition to the following:
 - a) Pedestrian access gates shall be self-closing and have a self-latching device;
 - b) Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the gate:
 - c) The release mechanism shall be located on the pool side of the barrier at least three inches below the top of the gate; and
 - d) Pedestrian gates shall swing away from the pool;
 - e) Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.
- 9) Aboveground Pool as Part of Barrier. Where an aboveground 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:
 - 10) The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - 11) The ladder or steps shall be a barrier that meets the requirements of subsections (1) through (8) of this section;
 - 12) When the ladder or steps are secured, locked or removed, any openings created shall be protected by a barrier complying with subsections (1) through (8) of this section.

B. Barrier Requirements for Spas and Hot Tubs. For a non self-contained and self-contained spa or hot tub, protection shall comply with the requirements of subsection of this section, except in the following circumstance:

- 1) A self-contained spa or hot tub equipped with a listed safety cover.

C. Drowning Prevention Safety Features. In accordance with section 115922 of the California [Health and Safety Code](#), 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 must be equipped with a barrier in compliance with SCC [16.10](#) (A), (B) and (C) and one other means of drowning prevention safety feature depending on the conditions listed below.

- (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. This measure may be substituted for the barrier listed in section A.
- (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).

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