

RESIDENTIAL POOL/SPA



City of
SAN PABLO
Building Services

LAST UPDATED: 31 AUGUST 2023

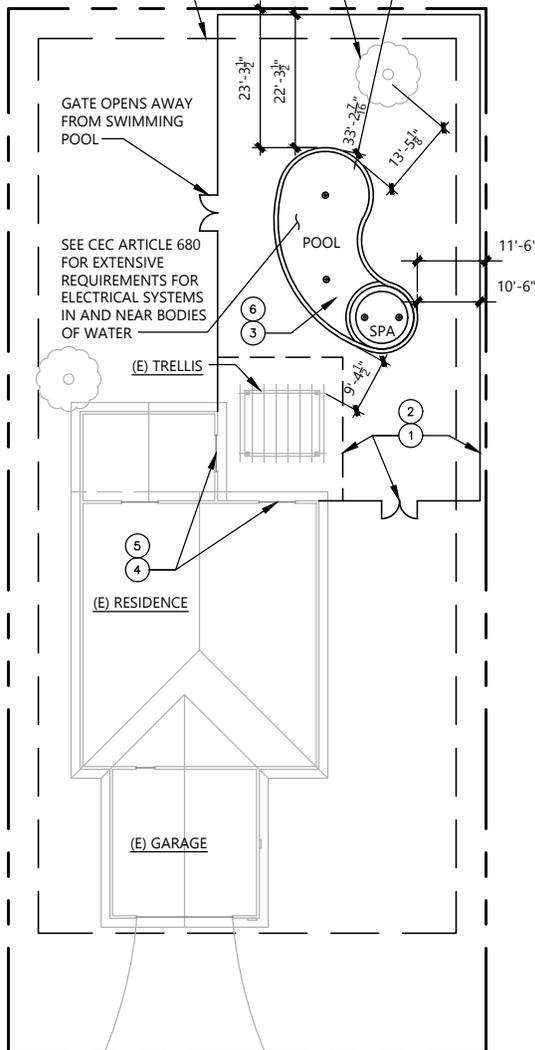
THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER THE 2022 CALIFORNIA CODE CYCLE - INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT

555 YOUR HOUSE WAY SAN PABLO, CA

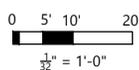
IF NEIGHBORING STRUCTURES SURCHARGE THE PROPOSED POOL/SPA, OR IF THE POOL/SPA SURCHARGES NEIGHBORING STRUCTURES, A LICENSED DESIGN PROFESSIONAL IS TO PROVIDE CALCULATIONS FOR THE RESULTING CONDITION, AND THE STRUCTURES SHOULD BE IDENTIFIED ON THE PLANS - SEE DEFINITIONS SECTION FOR DEFINITION OF "SURCHARGE"

CALL OUT TREES THAT MAY BE AFFECTED BY NEW CONSTRUCTION/REMODEL - COORDINATE HERITAGE TREE REQUIREMENTS WITH THE PLANNING DIVISION

DETACHED ACCESSORY STRUCTURE SETBACK LINES - APPLICABLE TO ABOVE-GROUND POOLS AND SPAS



SITE PLAN



PROVIDE THE FOLLOWING PROJECT DATA:

- CODES: 2022 CRC, CBC, CMC, CPC, CEC, CFC, CEnC, & CGC
- SCOPE OF WORK
- OCCUPANCY CLASS (TYPICALLY "U" FOR ACCESSORY STRUCTURES)
- TYPE OF CONSTRUCTION (TYPICALLY "VB")
- SUMMARY OF (E) AND NEW AREAS
- REFERENCE TO SOILS REPORT OR MINIMUM CODE
- NAMES & CONTACT INFORMATION FOR DESIGN TEAM MEMBERS (DESIGNER, ARCHITECT, ENGINEER, ETC.)
- INDEX OF DRAWINGS (UNLESS SIMPLE SEQUENCE IS USED)
- SEISMIC DESIGN CATEGORY (TYPICALLY "D" FOR SAN PABLO)
- DESIGN EARTHQUAKE SPECTRAL RESPONSE ACCELERATION PARAMETER AT SHORT PERIODS (S_{DS})
- ZONING DISTRICT
- ASSESSOR'S PARCEL NUMBER (APN)
- SPECIAL INSPECTION REQUIREMENTS
- VICINITY MAP
- NORTH ARROW
- SCALE OF SITE PLAN

PROPERTY LINES: ACCURATELY AND CLEARLY SPECIFY METES, BOUNDS, & OTHER LEGAL SITE LINES (SUCH AS EASEMENTS)

BUILDING & ACCESSORY BUILDING SETBACK LINES: ACCURATELY AND CLEARLY SPECIFY REQUIRED SETBACK LINES AT FRONT, REAR, AND SIDES OF ALL SITE STRUCTURES (EXISTING AND PROPOSED) - ALSO SPECIFY DIMENSIONS BETWEEN ALL STRUCTURES, AND BETWEEN STRUCTURES AND OTHER SITE ELEMENTS (SUCH AS WELLS AND SEPTIC SYSTEMS TO REMAIN OR BE ABANDONED) - IF PROPERTY LINES AND STRUCTURE LOCATIONS ARE NOT KNOWN, A PROFESSIONAL SURVEY OF THE SITE MAY BE REQUIRED

SUCTION OUTLET CIRCULATION: THE SUCTION OUTLETS OF A POOL OR SPA SHALL BE EQUIPPED TO PROVIDE CIRCULATION THROUGHOUT THE POOL OR SPA AS PRESCRIBED IN THE "DEFINITIONS" PORTION OF THIS HANDOUT (CBC 3109)

STRUCTURAL DETAILS: PROVIDE STRUCTURAL DETAILS AND SECTIONS OF THE POOL CONSTRUCTION

CALIFORNIA BUILDING CODE (CBC) SECTION 3109 REQUIRES:

FOR NEW SWIMMING POOLS/SPAS, OR REMODELS OF EXISTING SWIMMING POOLS/SPAS, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES:

- ① AN ENCLOSURE THAT ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY RESIDENCE - SEE DEFINITION OF "ENCLOSURE" IN DEFINITIONS SECTION OF THIS HANDOUT
- 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
- ④ EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY RESIDENCE'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 RESIDENCE'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 - NOTE: 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)

EXEMPTIONS:

- (a) PUBLIC POOLS
- (b) HOT TUBS OR SPAS WITH LOCKING SAFETY COVERS THAT COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) F1346
- (c) AN APARTMENT COMPLEX, OR ANY RESIDENTIAL SETTING OTHER THAN A SINGLE-FAMILY HOME (THESE TYPES OF POOLS HAVE OTHER REQUIREMENTS)

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DEFINITIONS:

APPROVED SAFETY POOL COVER: A MANUALLY OR POWER-OPERATED SAFETY POOL COVER THAT MEETS ALL OF THE PERFORMANCE STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), IN COMPLIANCE WITH STANDARD F1346-91

ENCLOSURE: FENCE, WALL, OR OTHER BARRIER THAT ISOLATES A SWIMMING POOL FROM ACCESS TO THE RESIDENCE - 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 ABOVE THE GROUND
2. A MINIMUM HEIGHT OF 60 INCHES
3. A MAXIMUM VERTICAL CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE ENCLOSURE OF TWO INCHES
4. GAPS OR VOIDS, IF ANY, DO NOT ALLOW PASSAGE OF A SPHERE EQUAL TO OR GREATER THAN FOUR INCHES 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

EXIT ALARMS: DEVICES THAT MAKE AUDIBLE, CONTINUOUS, ALARM SOUNDS WHEN ANY DOOR OR WINDOW (THAT PERMITS ACCESS FROM THE RESIDENCE TO THE POOL AREA THAT IS WITHOUT ANY INTERVENING ENCLOSURE) IS OPENED, OR IS LEFT AJAR - EXIT ALARMS MAY BE BATTERY OPERATED, OR MAY BE CONNECTED TO THE ELECTRICAL WIRING OF THE BUILDING

PUBLIC SWIMMING POOL: A SWIMMING POOL OPERATED FOR THE USE OF THE GENERAL PUBLIC WITH OR WITHOUT CHARGE, OR FOR THE USE OF THE MEMBERS AND GUESTS OF A PRIVATE CLUB - PUBLIC SWIMMING POOL DOES NOT INCLUDE A SWIMMING POOL LOCATED ON THE GROUNDS OF A PRIVATE SINGLE-FAMILY RESIDENCE

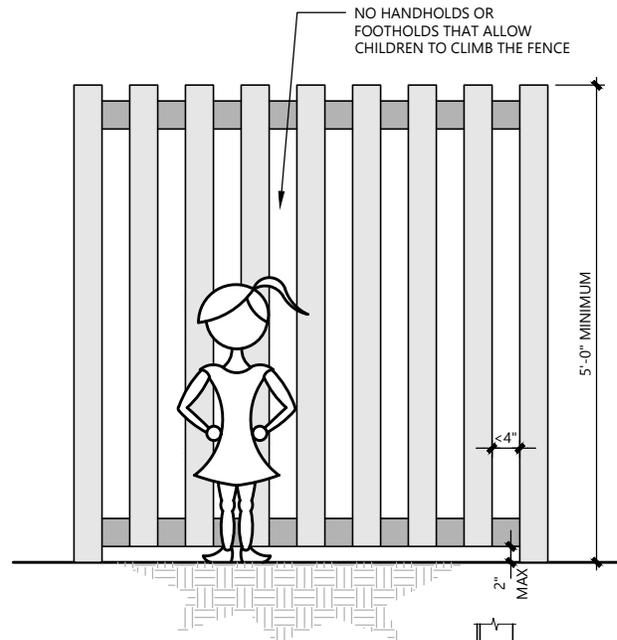
SWIMMING POOL OR POOL: ANY STRUCTURE INTENDED FOR SWIMMING OR RECREATIONAL BATHING THAT CONTAINS WATER OVER 18 INCHES DEEP INCLUDING, BUT NOT LIMITED TO, HOT TUBS, SPAS, PORTABLE SPAS, AND NON-PORTABLE WADING POOLS

SUCTION OUTLET: A SUCTION OUTLET MEANS A FITTING OR FIXTURE (TYPICALLY LOCATED AT THE BOTTOM OR ON THE SIDES OF A SWIMMING POOL) THAT CONDUCTS WATER TO A RE-CIRCULATING PUMP - SUCTION OUTLETS SHALL BE COVERED WITH ANTI-ENTRAPMENT GRATES, AND SHALL (FOR NEW CONSTRUCTION) MEET ALL THE FOLLOWING CIRCULATION REQUIREMENTS:

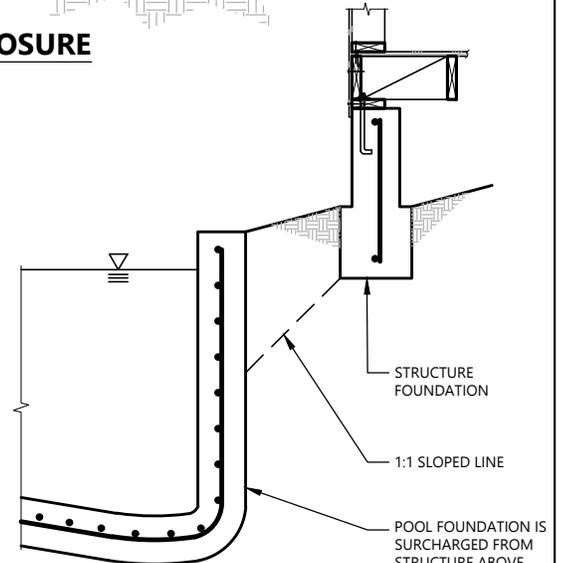
1. THE SWIMMING POOL OR SPA SHALL EITHER HAVE AT LEAST TWO CIRCULATION SUCTION OUTLETS PER PUMP THAT SHALL BE HYDRAULICALLY BALANCED AND SYMMETRICALLY PLUMBED THROUGH ONE OR MORE "T" FITTINGS, AND THAT ARE SEPARATED BY A DISTANCE OF AT LEAST THREE FEET IN ANY DIMENSION BETWEEN THE SUCTION OUTLETS, **OR** BE DESIGNED TO USE ALTERNATIVES TO SUCTION OUTLETS (IN PLACE OF, NOT IN ADDITION TO, SUCTION OUTLETS), INCLUDING, BUT NOT LIMITED TO, SKIMMERS OR PERIMETER OVERFLOW SYSTEMS TO CONDUCT WATER TO THE RE-CIRCULATION PUMP
2. THE CIRCULATION SYSTEM SHALL HAVE THE CAPACITY TO PROVIDE A COMPLETE TURNOVER OF POOL WATER AS FOLLOWS:
 - (a) ONE-HALF HOUR OR LESS FOR A SPA POOL
 - (b) ONE-HALF HOUR OR LESS FOR A SPRAY GROUND
 - (c) ONE HOUR OR LESS FOR A WADING POOL
 - (d) TWO HOURS OR LESS FOR A MEDICAL POOL
 - (e) SIX HOURS OR LESS FOR ALL OTHER TYPES OF PUBLIC POOLS
3. ANY BACKUP SAFETY SYSTEM THAT AN OWNER OF A NEW SWIMMING POOL OR SPA MAY CHOOSE TO INSTALL SHALL MEET THE STANDARDS AS PUBLISHED IN THE DOCUMENT, "GUIDELINES FOR ENTRAPMENT HAZARDS: MAKING POOLS AND SPAS SAFER," PUBLICATION NUMBER 363, MARCH 2005, UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION."

EXCEPTION: REMODELS OR MODIFICATIONS TO EXISTING POOLS ARE ONLY REQUIRED TO EQUIP THE EXISTING SUCTION OUTLET(S) WITH ANTI-ENTRAPMENT GRATES, BUT THE OTHER SAFETY MEASURES ARE HIGHLY RECOMMENDED, AND REDUCTION IN EXISTING SAFETY MEASURES IS NOT PERMITTED (CBC 3109.2 / SWIMMING POOL SAFETY ACT, 115928.5)

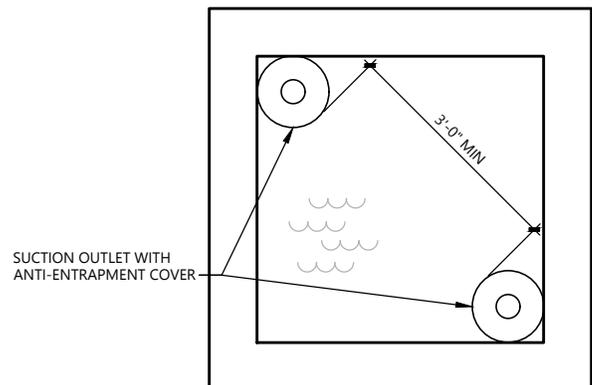
SURCHARGE: ADDITIONAL VERTICAL OR HORIZONTAL LOADING ON SOILS OR STRUCTURES



ENCLOSURE



SURCHARGE



SUCTION OUTLET - PLAN VIEW - SPA