
STANDARD OPERATING PROCEDURE

PERMIT CENTER

Subject Matter: **SWIMMING POOL BARRIERS**

Updated February 2023

New and *Existing pools shall comply with the follow pool barrier requirements. This barrier must be permanently installed **before** a pre-plaster inspection can be approved.

ALL HOMES SHALL BE EQUIPPED WITH THE MANDATORY PROTECTIVE MEASURE #1 BELOW, ONE SAFETY MEASURE FROM #2 AND ONE SAFETY PROTECTION MEASURE FROM #3. NONE OF THESE ITEMS CAN BE REDUNDANT.

PROTECTION MEASURE #1: ENCLOSURE

Swimming pools and spas shall be separated from neighboring properties by a permanent enclosure – i.e., removable fencing or barriers not acceptable – including all the following characteristics:

- Any pedestrian access gates through the enclosure shall meet the following requirements:
 - Gates shall open away from the swimming pool.
 - Gates shall be self-closing with a self-latching device located a minimum of 60 inches from the bottom of the gate.
 - Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the gate, the release mechanism shall be located on the pool side of the enclosure at least 3 inches below the top of the gate and the gate and enclosure shall have no opening greater than 1/2 inch within 18 inches of the release mechanism.
 - 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.
- Enclosures shall be a minimum height of 60 inches measured on the side of the enclosure that faces away from the swimming pool.
- Maximum vertical clearance from the ground to the bottom of the enclosure shall be 2 inches. The maximum vertical clearance at the bottom of the enclosure may be increased to 4 inches when the grade is a solid surface such as a concrete deck or when the enclosure is mounted on the top of the above-ground pool structure.
- Gaps or voids, if any, shall not allow passage of a sphere greater than 1-3/4 inches in diameter. 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. Enclosures shall have 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.
- Chain link fences used to separate the swimming pool from neighboring properties shall not be less than 11.5 gauge and the mesh size shall not be larger than 1-3/4-inch square. Chain link fences used to separate the swimming pool from the home shall not be less than 11.5 gauge and the mesh size shall not be larger than 1-3/4-inch square.

Exception for lots three acres and larger: On a lot or parcel having a net area of three acres or greater, an enclosure separating the swimming pool or space from neighboring properties is not required when the minimum distance measured directly from the closest edge of the pool to the nearest property line is minimum 100 feet AND at least one safety feature listed under protection measure #2 and at least one safety feature listed under protection measure #3 are installed.

*Any type of remodeling of and existing pool or any other permitted work where the valuation of the work exceeds \$20,000 must comply with barrier requirements.

PROTECTION MEASURE #2: SAFETY FEATURE ACCEPTED BY STATE OF CALIFORNIA

Select one of the following safety features:

- The pool shall be isolated from access to the home and other habitable buildings on the lot by an enclosure meeting the requirements listed under protection measure #1 above.
- The pool shall be equipped with an electrically operated approved safety pool cover that can be opened or closed with a single switch placed at least 54 inches above the ground.
- The residence shall be equipped with an exit alarm on each door providing direct access to the pool. The alarm system shall:
 - Sound continuously for a minimum of 30 seconds, within seven seconds after the door and its screen, if present, are opened.
 - Be capable of providing a sound pressure level of not less than 85 dB when measured indoors at a distance of 10 feet from the alarm.
 - Automatically reset under all conditions.
 - Be equipped with a manual means, such as a touchpad or switch, placed no lower than 54 inches above the floor, to temporarily deactivate the alarm for a single opening, but the alarm shall not be equipped with an on/off switch and deactivation shall be for no more than 15 seconds.
- All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor. The home shall also have a minimum of one exit door that does not provide direct access to the swimming pool and that complies with exit door regulations of the California Building Code
- 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 in the four items above, as determined by the building official.

PROTECTION MEASURE #3: SAFETY FEATURE ACCEPTED BY STATE OF CALIFORNIA

Select one of the following safety features nonredundant with the safety feature(s) selected for protection measure #2 above:

- The pool shall be isolated from access to the home and other habitable buildings on the lot by an enclosure meeting the requirements listed under protection measure #1 above.
- The pool shall incorporate removable mesh pool fencing that meets ASTM F 2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- The pool shall be equipped with a manually or electrically operated approved safety pool cover that meets all requirements of the ASTM F 1346.
- The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM F 2208, which covers surface motion, pressure, sonar, laser, and infrared type alarms. For purposes of this provision, "swimming pool alarms" shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.
- Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth in the six items above, as determined by the building official.

Required Inspections

Inspection 1: Pre-Gunite

Steel placement, plumbing, electrical, including bonding.

Inspection 2: Pre-Deck

Forms, deck drains, and equipotential bonding.

Inspection 3: Pre-Plaster/Final

Enclosure/Barrier/Alarms and electrical.

Special Final

Approved pool cover barrier when applicable. Installed and inspected with-in ten (10) days of pre-plaster inspection.

*Alarms shall sound continuously for a minimum of 30 seconds immediately after an exterior door is opened, and shall be capable of being heard throughout the house during normal household activities. The alarm shall be 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 be no longer than 15 seconds. The deactivation means shall be located at least 54 inches above the threshold of the door. Alarms may be battery operated or connected to the building electrical system.

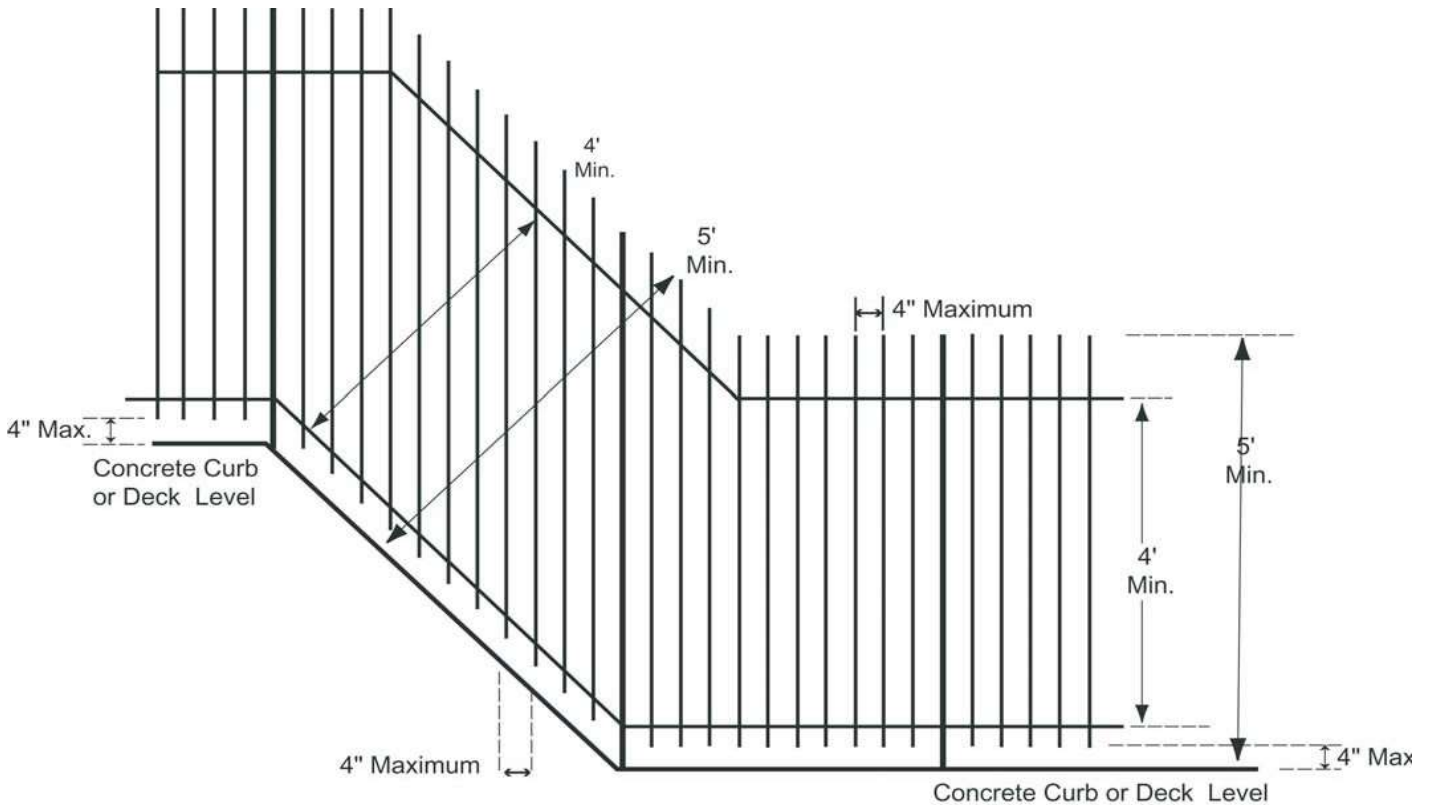


Figure 1

2" clearance to dirt

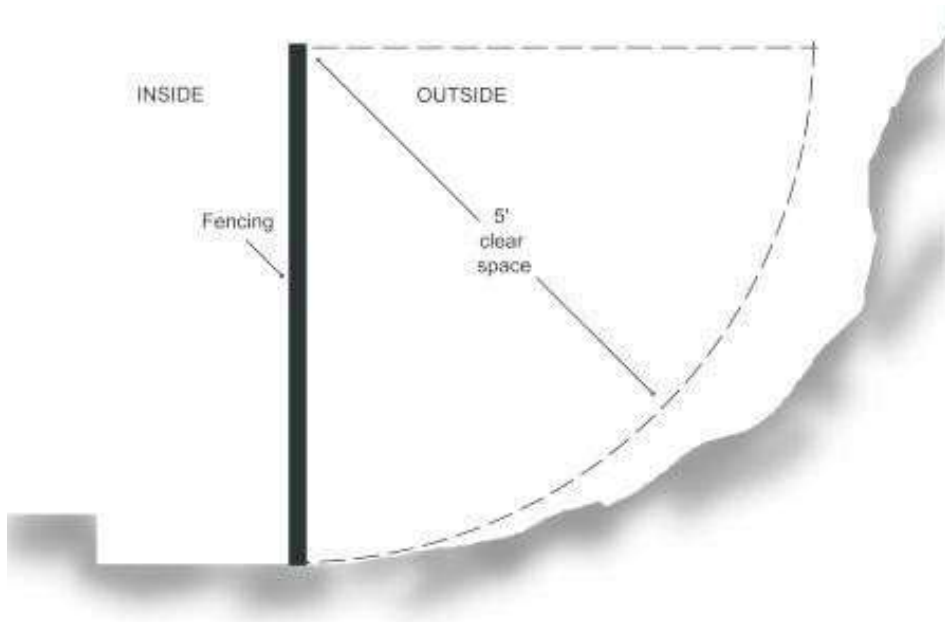


Figure 2

Self-Closing, Self-Latching Gates Regulations

SWING GATE AWAY FROM POOL

