

Private Swimming Pool Requirements

1. Definitions:

Approved Safety Pool Cover. Means a manually or power-operated safety pool cover that meets all the performance standards of the American Society for Testing and Materials (ASTM), in compliance with Standard F1346-91.

Enclosure. Means a fence, wall or other barrier that isolates a swimming pool from access, and which meets the requirements of Section 14 of this form.

Exit Alarms. Means alarms on the private single-family home's doors and windows that provide direct access to the swimming pool or spa without any intervening enclosure. Whenever any door or window is opened or left ajar, exit alarms shall make either an audible, continuous alarm sound or a repeating verbal warning, such as a notification that "the door to the pool is open." An exit alarm may be battery operated or connected to the electrical wiring of the building. Exit alarms shall meet all of the following criteria:

1. The alarm shall sound continuously for a minimum of thirty (30) seconds within seven (7) seconds after the door and its screen, if present, is opened, and be capable of providing a sound pressure level of not less than 85dBA when measured indoors at ten (10) feet from the alarm.
2. The alarm shall automatically reset under all conditions.
3. The alarm system shall be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than fifteen (15) seconds. The deactivation switch shall be located at least fifty-four (54) inches above the threshold of the door.
4. 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".

Note:

- a. Burglar alarm systems do not meet these requirements.
- b. Exit alarms are not required in accessory buildings which are not occupiable spaces, such as storage sheds, detached garages and pool houses which are located entirely within an enclosure meeting the requirements of section 14 of this form.

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 recirculating pump.

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 above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas and nonportable wading pools.

2. General.

For the purposes of these requirements, all swimming or similar pools shall be considered as structures and all the provisions, conditions and requirements of this code applying to structures shall apply to such pools.

3. Construction in expansive soils.

It is likely that expansive soils are present at any site within the City of Sacramento. Reinforcement and gunite shall be designed to withstand the increased forces from this type of soil, unless a soils report is submitted to prove otherwise.

4. Public Services.

No Pool or pond may be constructed within a public water or sewer easement or within six (6) feet of city water, sewer, or drainage pipe. No concrete or permanent decking may be installed over said piping.

5. Pool and pool equipment location.

1. No pool shall be placed in the required front setback.
2. When located nearer than sixty (60) feet from the front property line, said use shall be subject to the same minimum front, interior side yard and street side setback required for the main residential structure.
3. When located more than sixty (60) feet from the front property line, a three (3) foot interior side yard and rear yard setback is required. A minimum five (5) foot street side yard setback is required.
4. A minimum 20-foot setback (or more) is required from the landside toe of any flood control levee. No pool may encroach into the levee setback.
5. Equipment may be located at the property line when contained within an enclosed structure that complies with all of the accessory structure provisions of the Zoning Code. More restrictive requirements apply at easements.

6. Limitation on location of pool.

- A. Swimming pools may only be located within a distance equal to or less than the depth of the deepest excavation for such pool from any property line, building, or other structure if the plans and design calculations include a proper surcharge loading for possible or actual imposed building loads.
- B. In no case shall a swimming pool be located within three feet of a property line, building, or other structure. For the purposes of the minimum three-foot setback distance, the pool-side measurement shall be taken from the vertical plane of the inside face of the pool's enclosure wall at grade level.

7. Relocation of existing utility service.

Permittee shall be responsible for all relocation of existing water, sewer, electric or gas lines necessitated by installation of a pool. All such work shall be included in the application for a permit to install the pool.

8. Protection of adjacent buildings.

- A. When provided around a swimming pool, concrete walkways or aprons shall be located three feet or more away from any property line, building, or other structure.
- B. There shall either be an additional three feet extending beyond the concrete walkways or aprons that shall be landscaped and graded to prevent any water from the walkways or apron from flowing onto any adjacent property or into any building or other structure, or there shall be a collector and drainage system to carry water to an approved sump connected to the storm sewer or to a landscaped area providing three square feet of area for each lineal foot of walkway or apron drained. Gravel-filled ditches shall not be placed interface of pool deck and adjacent walkway or apron. A collector and drainage system shall be placed below the walkway or apron level adjacent to the property line, building, or other structure, and shall be covered to prevent debris from accumulating in the collector and drainage system.

9. Damage to public property.

Damage to public property such as sidewalks, curb and gutter of city landscaping must be repaired to the specifications and satisfaction of the Development Engineering division prior to final inspection.

10. Safety glazing.

Glazing in walls and fences used for the barrier for the indoor and outdoor swimming pools and spas shall require safety glazing when both of the following conditions are present:

1. The bottom edge of the glazing is less than sixty (60) inches above the deck.
2. The glazing is within five (5) feet of a swimming pool or spa water's edge.

11. Hazards.

No pool installation shall be made that will create a hazardous condition on the outside of the pool adjacent to existing construction or adjacent property lines. Such conditions considered to be hazardous shall include, but are not limited to, open ditches, pool walkways, apron or deck edge not level with existing concrete walks or patio decks, except that where steps, stairs or ramps are provided, because of a planned difference in elevation between will be permitted, pool

walkways or apron not extended to meet existing concrete slabs used as walkways or for access to a building, or any other physical hazard that could affect normal use of the property.

12. Indoor swimming pools.

Indoor swimming pools are required to comply with sections 10 and 13-17 of this form.

13. Construction permit safety features required.

Per Sacramento City Code, section 15.64.070, all swimming pools and spas are required to be provided with a fence which prevents access to the pool from other than from within the building. The fence or barrier must comply with the requirements of section 14 of this form.

- a) Except as provided in California Health and Safety Code (HSC) §115925, subject to subdivision (b), and consistent with HSC §1596.814, 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 at least two of the following seven drowning prevention safety features:
1. An enclosure that meets the requirements of HSC §115923 and isolates the swimming pool or spa from the private single-family home.
 2. Removable mesh fencing that meets the ASTM International F2286 standard in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
 3. A manually operated or power-operated safety pool cover that is accompanied by a label verifying that the cover meets the specifications of the ASTM International F1346-23 standard.
 4. Exit alarms on the private single-family home's doors and windows that provide direct access to the swimming pool or spa without any intervening enclosure. Whenever any door or window is opened or left ajar, exit alarms shall make either an audible, continuous alarm sound or a repeating verbal warning, such as a notification that "the door to the pool is open." An exit alarm may be battery operated or connected to the electrical wiring of the building.
 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 in good repair and operable as designed 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 International F2208 standard that 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 ASTM International, the American Society of Mechanical Engineers, or another nationally recognized standards development organization, and the feature is accompanied by a label verifying that the protection meets those standards.
- b) The requirements of subdivision (a) are not satisfied by any of the following:
1. An exit alarm and a self-closing, self-latching device on the same door.
 2. An exit alarm and a door latch on separate doors.
 3. A safety pool cover and an alarm described in paragraph (6) of subdivision (a).

- c) 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.

14. Enclosure; required characteristics.

An enclosure shall have all of the following characteristics:

1. Any access gates through the enclosure open away from the swimming pool or spa and are self-closing with a self-latching device placed no lower than sixty (60) inches above the ground.
2. A minimum height of sixty (60) inches.
3. A maximum vertical clearance from the ground to the bottom of the enclosure of two (2) inches.
4. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four (4) 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 (5) years old to climb over.
6. Garage overhead doors, and vehicle gates are not permitted as part of the fencing or enclosure.

15. Construction requirements for building a pool or spa.

Whenever a building permit is issued for the construction of a new swimming pool or spa, the pool or spa shall meet all of the following 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 including, but not limited to, skimmers or perimeter overflow systems to conduct water to the recirculation pump.
2. The circulation system shall have the capacity to provide a complete turnover of pool water, as specified in Section 3124B of Chapter 31B of the California Building
3. Standards Code (Title 24 of the California Code of Regulations).
4. Suction outlets shall be covered with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or successor standard designated by the federal Consumer Product Safety Commission, that cannot be removed except with the use of tools. Slots of openings in the grates or similar protective devices shall be of a shape, area and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.
5. Any backup safety system that an owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in items one through four above 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 Products Safety Commission.
6. Whenever a building permit is for the remodel or modification of any existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet or suction outlets of the existing swimming pool, toddler pool, or spa be upgraded so as to be equipped with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or a successor standard designated by the federal Consumer Product Safety Commission.

16. Entrapment avoidance.

Suction outlets shall be designed and installed in accordance with ANSI/ASAP-7.

17. Special plumbing and electrical requirements.

For plumbing and electrical requirements applicable to swimming pools see the current edition of the California Plumbing Code & the California Electrical Code.