

Swimming Pool Enclosures and Safety Devices

(See figures B1 and B2 on page 5, per ORD 2016.1024)

3109.4.1 Barrier height and clearances. The top of the barrier shall be at least sixty (60) inches above grade measured on both sides of the barrier. **The 60 inch barrier height shall be maintained for a distance of three (3) feet measured perpendicular from the face of the barrier on both sides of the barrier. No natural or artificial grade, rock outcropping or artificial structure or construction may be placed within the three foot horizontal distance which reduces the effective barrier height to less than 60 inches. The maximum vertical clearance between grade and the bottom of the barrier shall be two (2) inches from natural soil or landscaping and four (4) inches from rigid paving such as concrete or asphalt measured on both sides of the barrier.**

3109.4.1.1 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3109.4.1.2 Solid barrier surfaces. Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

3109.4.1.3 Closely spaced horizontal members. When the barrier is composed of horizontal and vertical members, the distance between the tops of the horizontal members shall not be less than forty five (45) inches. Where there are decorative features in the fence or wall, spacing within these features shall not exceed 1 ³/₄ inches in any dimension.

3109.4.1.4 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not be greater than 1³/₄ inches (44 mm) in width.

3109.4.1.5 Chain link dimensions. Mesh size for chain link fences shall be not greater than a 1³/₄ inches square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1³/₄ inches (44mm).

3109.4.1.6 Diagonal members. Where the barrier is composed of diagonal members, the opening formed by the diagonal members shall not be greater than 1³/₄ inches (44 mm).

3109.4.1.7 Gates. Access doors and gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors and gates shall be a maximum of forty eight (48) inches wide, open outward away from the pool and shall be self-closing and have a self-latching device. **The release mechanism shall be located on the pool side of the gate and be located a minimum of three (3) inches below the top of the gate. The access door or gate and the barrier shall have no openings greater than one half (1/2) inch within eighteen (18) inches of the release mechanism.**

Access doors or gates with a leaf wider than forty eight (48) inches need not be self closing or self latching. Single leaf doors or gates shall have integral, permanent, keyed locking device or a pad lock installed. Double leaf doors or gates shall have an integral, permanent keyed locking device or a pad lock install in one leaf with the second leaf provided with a dead bolt at the bottom of the door or gate. The dead bolt shall be a minimum of one half inch (1/2) in diameter and engage into a permanently installed receiver of steel or concrete a minimum of two (2) full inches. The dead bolt shall have an integral, permanent, keyed locking device.

3109.4.1.8 Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, **one of the following shall apply:**

1. Doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be *listed* and labeled in accordance with UL 2017. In dwellings not required to be *Accessible units, Type A units* or *Type B units*, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings required to be *Accessible units, Type A units* or *Type B units*, the deactivation switch shall be located not higher than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the threshold of the door.
2. The pool shall be equipped with a power safety cover that complies with ASTM F1346.
3. Any man door opening from a garage to the inside of the pool barrier enclosure shall be equipped with one of the following devices:
 - i. The locking and latching device shall be located a minimum of fifty-four (54) inches above ground level. The door shall be self closing and self latching.
 - ii. The door shall be equipped with an audible warning as required in Item (1) above, with the exception that the alarm shall be located in both the garage and in the habitable area of the dwelling.
 - iii. The door shall be self closing, self latching and be openable only with a keyed or combination type door latch

3109.4.1.10 Barrier Configuration. The pool barrier shall be configured such that no projections or recesses in excess of one half (1/2) inch exist which may be used to allow climbing of the barrier. The overall configuration of the barrier shall not be readily climbable.

3109.4.2 Indoor swimming pools. Walls surrounding indoor swimming pools shall not be required to comply with Section 3109.4.1.8.

3109.4.3 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

3109.4.4.5 Exempt facilities. The requirements of this article shall not apply to any of the following:

1. Portable hot tubs and spas with locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM 13-89).
2. Any pool within the jurisdiction of any political subdivision that adopts an ordinance for swimming pool safety that includes requirements that are at least as stringent as this division.

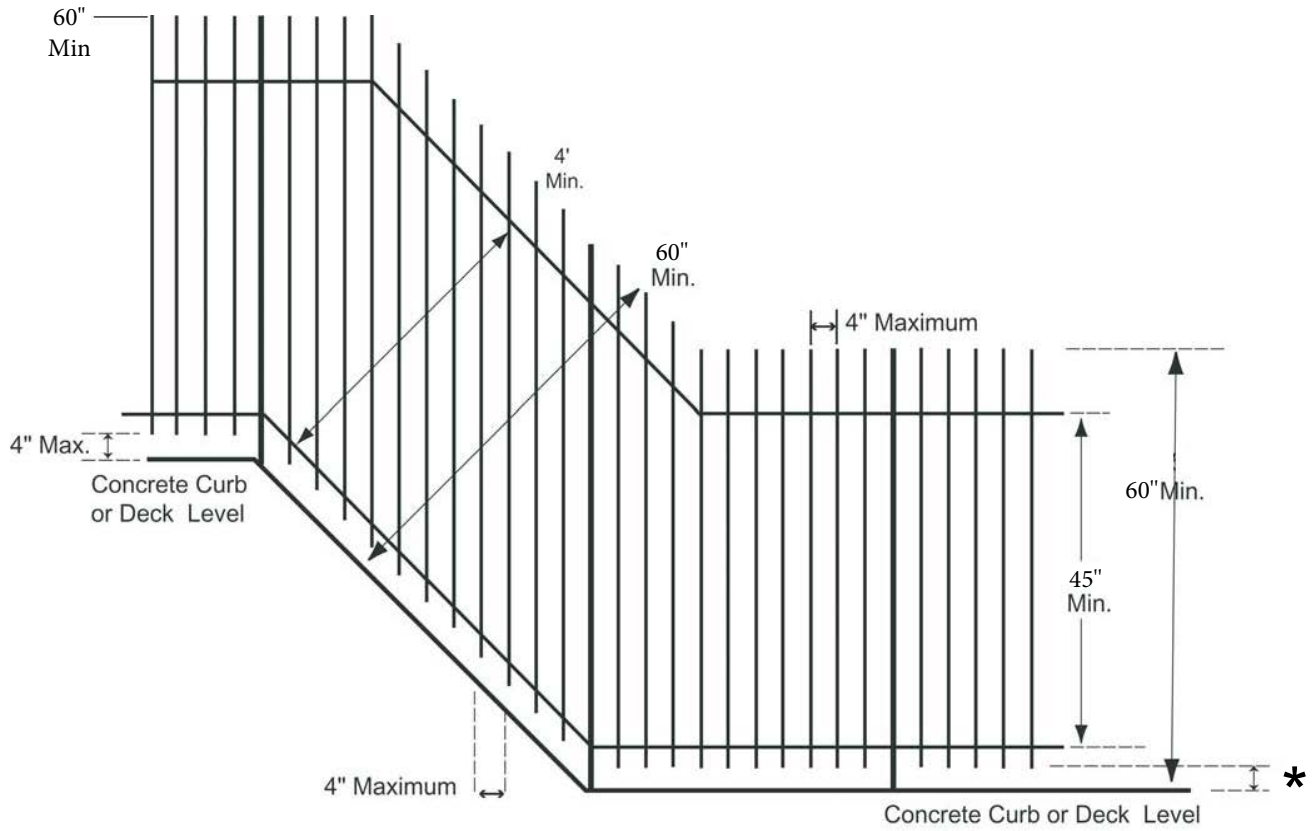
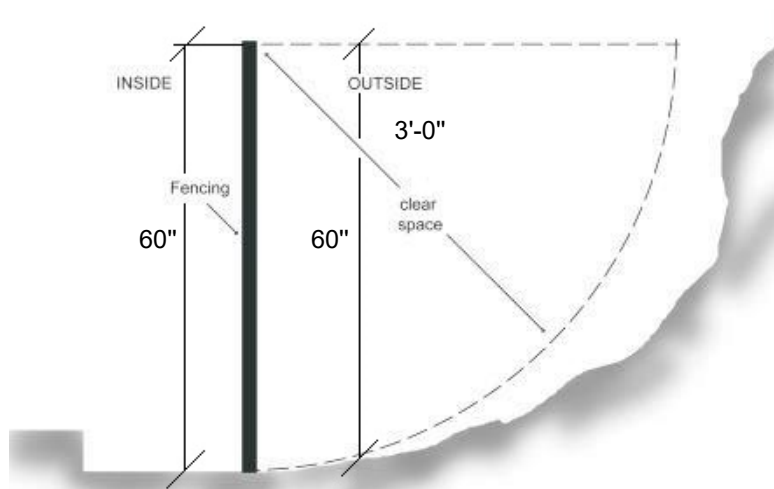


Figure B-1

- * 4" to concrete curb, sidewalk, deck level or other ridged paving.
- * 2" Max to soil or landscaping.

PERPENDICULAR FENCING DIMENSIONS ON SLOPING GROUND

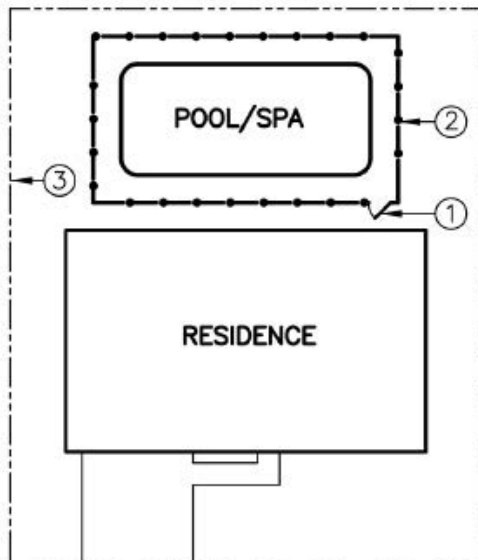


**Figure B-2
EFFECTIVE FENCING HEIGHT**

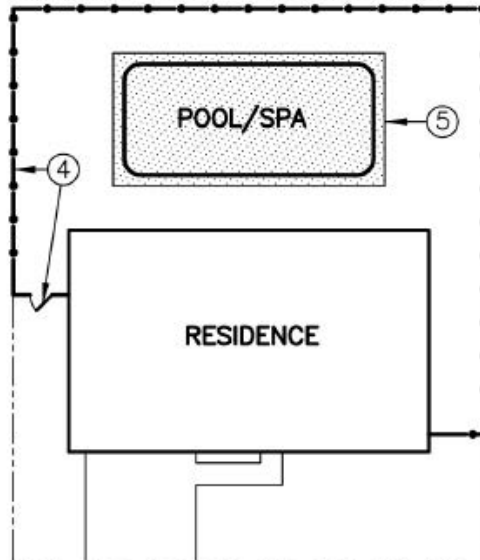
ENCLOSURE AND SAFETY DEVICES

Pools and spas shall be equipped with at least one of the following options.

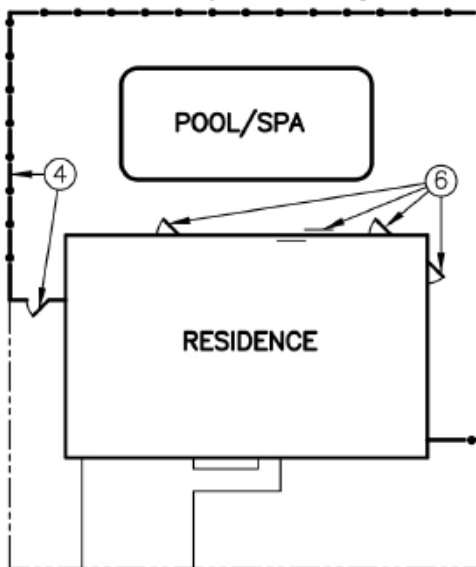
OPTION 1.
Fencing pool/spa only.



OPTION 2.
Pool/spa cover + yard fencing.



OPTION 3.
Exit alarms + yard fencing.



Notes:

1. Requirements from page 3 section **3109.4.1.7**
2. Requirements from page 3 sections **3109.4.1** through **3109.4.1.6** and **3109.4.1.10** on page 4
3. Yard fencing and access gates to meet The City of Yorba Linda's requirements.
4. Requirements from page 3 sections **3109.4.1** through **3109.4.1.7** ; **3109.4.1.10**
5. Approved safety pool only cover. Spas may use the approved locking safety covers.
See CBC, sections **3109.4.1.8(2)** and **3109.4.4.5 (2)** for requirements
6. Requirements from page 4 sections **3109.4.1.8** through **3109.4.1.10**

**ENGINEERING DEPARTMENT SWIMMING
POOL AND SPA BOND DEPOSIT**

A deposit fee of one thousand dollars (\$1,000) per swimming pool was approved by City Council per Section 12.08.120 of the City of Yorba Linda Municipal Code.

Deposit shall be made by the following method:

A one thousand dollar (\$1,000) deposit per swimming pool building permit issued.

Questions regarding bond deposit requirements may be directed to the Engineering Department at (714) 961-7170.

Questions regarding bond reimbursement may be directed to Community Preservation at (714) 961-7138.

Pool Maintenance and the Water Quality Act

This is presented to you to explain the regulatory issues regarding the discharge of pool water and the two methods by which it may be discharged as allowed by Section 512.0 of the Uniform Swimming Pool, Spa & Hot Tub Code as adopted by the City of Yorba Linda.

Waste water from a swimming pool, spa or hot tub may be discharged directly into the existing sanitary sewer. This is an acceptable and preferred method of disposal.

If a sanitary sewer is not located in the area, dechlorinated waste water that satisfies the following criteria may be discharged on the surface on a case by case basis:

- A. The residual chlorine does not exceed 0.1 mg/l (parts per million).
- B. The pH is between 6.5 and 8.5.
- C. The water is free of any unusual coloration.
- D. There is no discharge of filter media.
- E. There is no discharge of acid cleaning wastes.

Compliance in regards to this criteria can be verified by using a pool testing kit. Excess chlorine can be removed by removing the chlorine tablets a couple of days prior to discharge or by purchasing dechlorinating chemicals from pool supply companies.

No construction material, chemicals, or soil shall enter any storm drains or creeks.

Storage of any materials must be covered at all times. Clean up all dry material spills with a broom, not with a hose. Concrete wash out and clean up of tools must be contained on site and is not allowed to enter the storm drain.

By ensuring compliance with this criteria, you will make a significant contribution toward keeping pollutants out of Orange County's creeks, streams and receiving water and help to protect organisms that are sensitive to pool chemicals.

Before you allow anything to go into the gutter or storm drain, stop and think.

Storm drains run directly into channels and creeks, through wetlands and to the ocean.

Remember the ocean begins at your front door.

In addition to the above requirements, all outdoor sinks must have a vent trap and must be connected directly to the sewer, **not** yard area drains to a street. Any alternate venting shall be approved prior to installation.



CITY OF YORBA LINDA

Building Division

Call 714-961-7120 Permit Counter

or 714-854-7411 Inspection Request Line

Preliminary Pool & Spa Plan Check Requirement Sheets

Swimming Pool & Spa Enclosure and Safety Devices Acknowledgment

Plan Check #:		Date:	
Job Address:			

We, the undersigned, acknowledge that the swimming pool and spa enclosure and safety devices shall have all appropriate building permits and that the enclosure and safety devices shall be installed, inspected and approved. **The pre-plaster inspection will not be approved to allow the pool or spa to be filled with water until the enclosure and safety devices are installed, inspected and approved.** The swimming pool and spa safety enclosure shall conform to the requirements of Section 3109.4 of the California Building Code.

Owner's Signature

Owner's Printed Name

Contractor's Signature

Contractor's Printed Name

Signature of both the homeowner and the contractor is required.
Only the homeowner's signature is required if the permit is issued as an Owner/Builder.



CITY OF YORBA LINDA

Building Division

Call 714-961-7120 Permit Counter

or 714-854-7411 Inspection Request Line

Preliminary Pool & Spa Plan Check Requirement Sheets

California Health and Safety Code, Section 115920 Swimming Pool Safety Act

Plan Check #:		Date:	
Job Address:			

Whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa at a private, single-family home, the pool or spa shall meet all of the following requirements:

- A. (1) The suction outlet of the pool or spa for which the permit is issued shall be equipped to provide circulation throughout the pool or spa as prescribed in section (b)
 (2) The swimming pool or spa shall have at least two circulation drains 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 (3) feet in any direction between drains.
- B. Suction outlets that are at least twelve (12) inches across shall be covered with anti-entrapment grates, as specified in the ASME/ANSI Standard A 112.19.8, that cannot be removed except with the use of tools. Slots or 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.
- C. Any backup safety system that the owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in subsections (a and b) 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.

This certificate shall be returned to the inspector prior to final inspection approval

Contractor's Signature

License No.

Date

Property Owner's Signature



IMPORTANT NOTICE

ATTENTION ALL POOL CONTRACTORS AND OWNER/BUILDERS

CERTIFICATE OF PRE-DECK COMPLIANCE

RE: POOL PRE-DECK INSTALLATION AND INSPECTIONS

- A. All concrete flatwork adjacent to the pool, spa, and house must be a minimum of 2" below house/building stucco weep screeds.
- B. All pool deck steel reinforcement must be bonded to pool steel reinforcement.
- C. Provide #3 re-bar deck reinforcement @ 18" O.C. in both directions and provide pool deck thickened edge footing, minimum 6" wide by 8" deep below grade.
- D. Call for pre-deck inspection prior to pouring concrete.
- E. The deputy's daily inspection report(s) are required at time of the "Pre-Deck" inspection.
- F. The laboratory "Breakage" test results are required at time of Final.
- G. All poured in place coping shall be inspected prior to pour.

The above items must be verified, signed off and dated by the contractor or homeowner, leaving a signed statement, on the job site showing compliance with the above items.

The pool contractor or homeowner will prepare, furnish, and post on the job site the Certificate of Pre-Deck Compliance statement, for each job with a signature and name of the pool contractor or homeowner and date, prior to calling for a pre-deck inspection. Failure to comply will result in demolition of concrete decks and footings. Pool and spa decks are to be built in accordance with moderately expansive soil standards.

Please contact the City of Yorba Linda Building Department 714-961-7120 if you have any questions.

NOTE:

It is a pool contractor's responsibility to make the homeowner aware of all of the above requirements if the permit is issued to a pool contractor. The contractor is responsible for coordination of the above requirements.

Property owners will be responsible for all of the above requirements when the pool permit is issued to an owner/builder.

RECEIVED AND ACKNOWLEDGED BY CONTRACTOR AND/OR HOMEOWNER:

JOB ADDRESS:

SIGNATURE:

DATE:



CITY OF YORBA LINDA

Building Division

Call 714-961-7120 Permit Counter

or 714-854-7411 Inspection Request Line

Preliminary Pool & Spa Plan Check Requirement Sheets

Five (5) Foot Pool Deck

Modification Request

Plan Check #:		Date:	
Job Address:			

A deck five (5) feet minimum in width shall surround each pool and slope to drain away from the pool. Exception: The Building Official may modify or eliminate this requirement, with a written request from the owner, when such request is justified and will not result in an unsafe condition. (107,107.1 ORD. NO. 2016-1032 USPSHTC)

The homeowner may request a modification to this code requirement in writing to the Building Official. A 5' deck surrounding a swimming pool serves two primary purposes. The first purpose is for reasonable access for maintenance. The second purpose is for the safety of persons in the swimming pool by providing handhold access around the entire perimeter of the swimming pool should a swimmer require assistance or be in distress. In addition, the full surrounding deck allowing access to persons outside the pool to aid a person in distress within the swimming pool. The requirement for the deletion or alteration of the full surrounding deck may only be granted if equivalent alternate methods are provided to achieve equivalent safety for persons within the swimming pool. The homeowner shall specifically state the proposed equivalent alternate methods and materials and provide specific construction details on the plans.

The homeowner shall list below the proposed equivalent alternate materials and methods proposed for those portions of the swimming pool perimeter where the 5' deck will not be provided. These alternate materials and methods proposed are not approved unless this request is signed by the Building Official or his designee. **Please see Yorba Linda Procedure 005 on page 13.**

Owner's Signature

Owner's Printed Name

Building Official or Designee Approval



CITY OF YORBA LINDA

4845 CASA LOMA AVENUE YORBA LINDA, CALIFORNIA 92886

BUILDING DIVISION (714) 961-7120

Procedure No. 005

Policy Subject: Swimming Pool Alternate 5' Deck Provisions

Effective Date: May 24, 2011

Revised: 03-16-18

As an alternate to providing a minimum five (5) foot wide deck completely surrounding any swimming pool or spa, the City of Yorba Linda will accept the following pool safety measures as providing equivalent swimming pool safety. When proposed as an alternate to a five (5) foot wide deck completely surrounding any swimming pool, **complete construction details and dimensions shall be provided on the plans prior to issuance of the permit to construct the swimming pool.**

Any raised bond beam where the coping is located more than twelve (12) inches above the waterline is considered in violation of the requirement for a continuous five (5) foot deck surrounding any swimming pool. That portion of the swimming pool with a raised bond beam in excess of twelve (12) inches above the waterline shall provide alternate safety measures as outlined in this Policy.

The alternates listed below are not the only designs acceptable as an alternate to the five (5) foot deck completely surrounding the swimming pool. Any alternate may be presented to the Building Official for consideration. The alternate shall not be accepted unless specifically signed as accepted on the "Five (5) Foot Pool Deck Modification Request" form by the Building Official or his designee.

1. Provide a seat or shelf along the entire length of the swimming pool not provided with a minimum five (5) foot wide deck or any location where the deck is more than twelve (12) inches above waterline. The seat shall be a minimum of twelve (12) inches wide horizontally, twelve (12) inches deep, and at a depth not to exceed eighteen (18) inches below the waterline.
2. Placement of pre-molded or site fabricated hand-holds placed in the pool wall at a height not to exceed twelve (12) inches above waterline and spaced at a distance not to exceed four (4) feet on center. Such hand-holds shall be placed along the entire length of the swimming pool perimeter not provided with a five (5) foot minimum deck or any location where the deck is more than twelve (12) inches above the waterline.
3. Provide a permanently attached rope or bar parallel to the water surface along the entire length of the perimeter of the swimming pool not provided with a minimum five (5) foot deck or any location where the deck is more than twelve (12) inches above the waterline. Such rope or bar shall be a minimum of one (1) inch in diameter and be located not more than twelve (12) inches above the waterline with supports spaced four (4) feet on center maximum.
4. Coping, approximately twelve (12) inches wide, placed around the entire perimeter of the swimming pool at a height not to exceed twelve (12) inches above the waterline.