

Community Development Department

Building & Safety Division

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POLICY FOR BARRIERS AND ENCLOSURES FOR RESIDENTIAL (R-3) SWIMMING POOLS, SPAS AND HOT TUBS

updated 2023

California State Law (Health and Safety Code Section 115922) requires that certain drowning prevention safety features be met before a swimming pool or spa may be used.

Whenever a building permit is issued for construction of a new swimming pool, spa or hot tub or the remodel of an existing pool, spa or hot tub at a private, single-family home, it shall be equipped with both an approved 5'0 **BARRIER** to provide protection to neighboring properties and the public way, as well as an approved **SAFETY MEASURES** to provide protection to the occupants of the home. It is the property owner's responsibility to maintain these safety features.

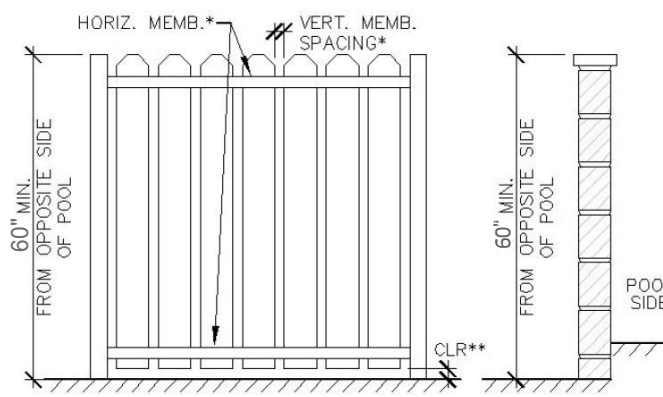
BARRIER REQUIREMENTS FROM ADJACENT PROPERTIES

The pool, spa or hot tub shall be equipped with a 5' barrier to separate it from all adjacent properties and/or the public way.

REQUIRED SAFETY FEATURES

In addition to a regular 3-sided 5' pool fence which separates the pool or spa from adjoining properties, all new swimming pools and spas must have **at least two** of the following 6 safety features. A minimum of two (2) drowning prevention safety features must be installed within the access pathway from the home to the pool.

1. **An Enclosure (aka: fence)** that isolates the pool or spa from the home. The enclosure shall have all of the following characteristics:
 - a. 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. **Double Gates are not allowed.**
 - b. A minimum height of 60 inches.
 - c. A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
 - d. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
 - e. 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. (NOTE: *Standard Chain Link fencing is considered climbable by children and therefore is non-compliant unless altered in a manner approved by the City.*)
2. **Approved Removable Mesh Safety Fence** which isolates the pool or spa from the home. Removable mesh safety fencing must meet all of the performance standards of American Society for Testing and Materials (ASTM) Standard F2286 and also have a gate that is self-closing and self-latching and can accommodate a key lockable device.
3. **Approved Safety Pool Cover** or automatic cover. Approved safety pool cover means a manually or power operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM) Standard F1346-91.
4. **Door Alarms** Exit alarms mounted no less than 54" above the floor on all doors that provide direct access to the swimming pool or spa.
5. **Door Self-closing and Self-latching systems**, with latch at least 54" above floor. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on all doors providing direct access to the swimming pool or spa. **Double Gates are not allowed.**
6. **Approved Pool Alarms** Alarms that, when placed in a swimming pool and/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, which includes surface motion, pressure, sonar, laser and infrared type alarms. Separate alarms will be required to be installed in the spa and in the pool or other separate body of water if the water features are isolated bodies of water. (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.)



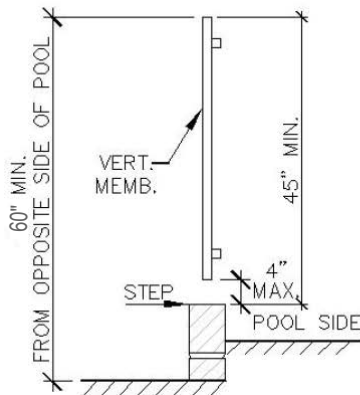
ADD'L NOTES:

- BARRIERS SHALL BE CONSTRUCTED SO THEY ARE NOT EASILY CLIMBABLE.
- SOLID BARRIERS WHICH DO NOT HAVE ANY OPENINGS, SHALL BE FREE OF ANY PROTRUSIONS OR INDENTATIONS.
- OPNGS IN BARRIERS SHALL NOT ALLOW PASSAGE OF A 4" DIAM. SPHERE.
- **THE MAX VERT. CLEARANCE AT THE BOTTOM OF THE BARRIER SHALL NOT BE GREATER THAN 2" ABOVE NATURAL GRADE OR NOT GREATER THAN 4" ABOVE CONCRETE MEASURED ON THE OPPOSITE SIDE OF THE POOL.
- WHERE A BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE OPENINGS SHALL NOT BE GREATER THAN 1 3/4".
- BARRIERS SHALL BE LOCATED SO AS TO PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM BEING USED TO CLIMB THE BARRIERS.

***BARRIERS WITH VERT. & HORIZ. MEMBERS:**

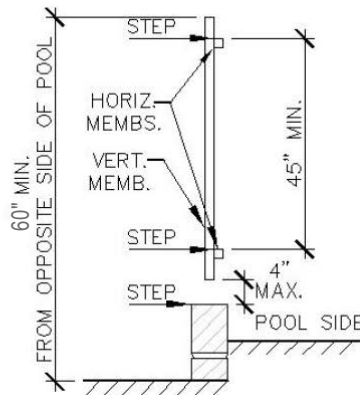
- WHERE THE DISTANCE BETWEEN THE TOPS OF THE HORIZ. MEMBERS IS LESS THAN 45", THE HORIZ. MEMBERS SHALL BE LOCATED ON THE POOL SIDE & THE SPACING BETWEEN THE VERT. MEMBERS SHALL NOT BE GREATER THAN 1 3/4" IN WIDTH.
- WHERE THE DISTANCE BETWEEN THE TOPS OF THE HORIZ. MEMBERS IS 45" OR MORE, SPACING BETWEEN VERT. MEMBERS SHALL NOT BE GRATER THAN 4".
- WHERE THERE ARE DECORATIVE CUTOUTS MTHIN VERT. MEMBERS, SPACING WITHIN THE CUTOUT SHALL NOT BE GREATER THAN 1 3/4" IN WIDTH.

TYPICAL BARRIER FENCE

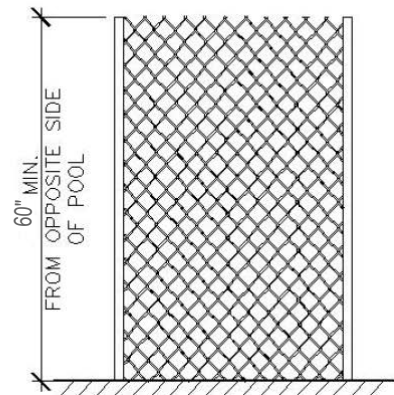


SCENARIO A
IF VERT. MEMB. SPACING IS 1 3/4" OR LESS, PROVIDE 45" MIN. FROM TOP OF WALL TO TOP OF BARRIER FENCE

COMBINATION BARRIER FENCE



SCENARIO B
IF VERT. MEMS. SPACING IS MORE THAN 1 3/4" BUT LESS THAN 4", PROVIDE 45" MIN. BETWEEN TOPS OF HORIZ. MEMBS.



MESH SIZE FOR CHAIN LINK FENCES SHALL BE NOT GREATER THAN 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NOT MORE THAN 1 3/4".

CHAIN LINK BARRIER FENCE

BARRIER FENCE DIAGRAM

for separation from Adjacent Properties

Please note: Double Gates are not allowed.

STATEMENT TO BE SIGNED BY PROPERTY OWNER

This is to certify that I have read and understand the attached sheet regarding the City's pool barrier and enclosure requirements for swimming pools, spas, and hot tubs and that I, as the owner will meet these conditions prior to filling the swimming pool, spa, and/or hot tub. I understand it is my responsibility to maintain the approved barrier and enclosure for my swimming pool, spa, and/or hot tub.

Owner's Signature _____

Date _____

Print Name _____