



# Residential Swimming Pools, Spas and Hot Tubs

Bulletin 14

*Division of Building, Safety, and Inspection for 2018 International Codes*

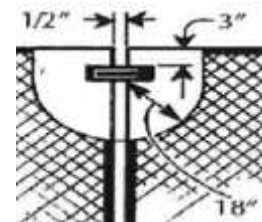
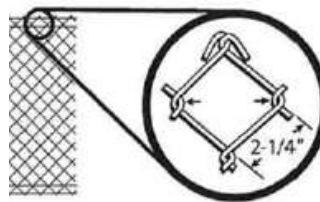
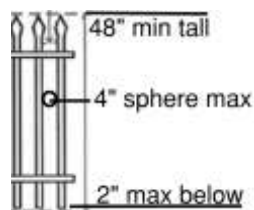
## **The following are exempt from permits:**

- Prefabricated swimming pools that are less than 24 inches deep.
- Self-contained spas and hot tubs installed entirely above ground and not connected to the potable water system nor to a drain into a septic or sewer system.

**Spas and hot tubs with a lockable safety cover, and pools with a powered lockable safety cover complying with ASTM F 1346 do not need to have a barrier installed.**

## **Barrier requirements:**

- At least 48 inches taller than all grade within 3 feet horizontally from the barrier.
- Bottom of barrier no more than 2 inches above the ground.
- All other openings in barriers may not be more than a 4-inch sphere.
- Solid barriers shall not contain indentions or protrusions that form handholds or footholds (ISPSC\*, Section 305.2.3).
- Chain-link fences must comply with ISPSC\*, Section 305.2.7.
- Gates must be self-closing and have locking device.
- Locking devices less than 54 inches above grade must be on the pool side of the gate, 3 inches below top of gate and no more than a ½ inch opening anywhere within 18 inches of the latch.



**Walls of buildings used as barrier** must have at least one of the following:

- Doors, and windows with a sill height of less than 48 inches above walking surface, with direct access to the pool, must have an alarm listed and labeled in accordance with UL 2017. Deactivation switches for both door and window alarms must be at least 54 inches above the finished floor (ISPSC\*, Section 305.4).
- The pool or spa shall be equipped with a powered and locking safety cover in compliance with ASTM F 1346. If the walls of the dwelling are used as a barrier, a non-powered cover complying with ASTM F 1346 can be used (ISPSC\*, Section 305.4 (2)).

**Above ground pools** where the exterior pool wall is being used as the barrier:

- Must be at least 48 inches tall or have a mounted guard and must be allowed by the pool manufacturer to be used as a barrier.
- Ladder or stairs must be able to be secured, locked, or removed.

**Other Requirements**

- All pools, both exempt and permitted, must meet current zoning requirements. Check with Planning Division tech support for your site-specific conditions.
- Additional permits for Plumbing or Mechanical elements may be required.
- Safety or tempered glazing is required for all glass (glazing) located within 60 inches, both horizontal and vertical, of water's edge, unless protected by a code compliant guard (IRC\*\*, Section R308.4.5, R312).

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\* [International Swimming Pool and Spa Code \(ISPSC\)](#)

\*\* [International Residential Code \(IRC\)](#)