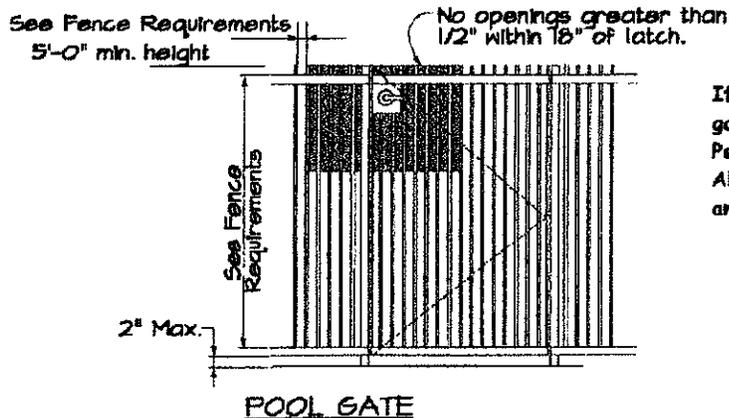


1234 S. RIVERSIDE DR.

EXAMPLE OF PLOT PLAN

(*) The pool may be closer if engineering calculation and plans, and zoning code permit.



If release is less than 54" from bottom of the gate, the mechanism is allowed on pool side only. Pedestrian gates shall swing away from the pool. All gates to the pool enclosure shall be self-closing and self-latching.

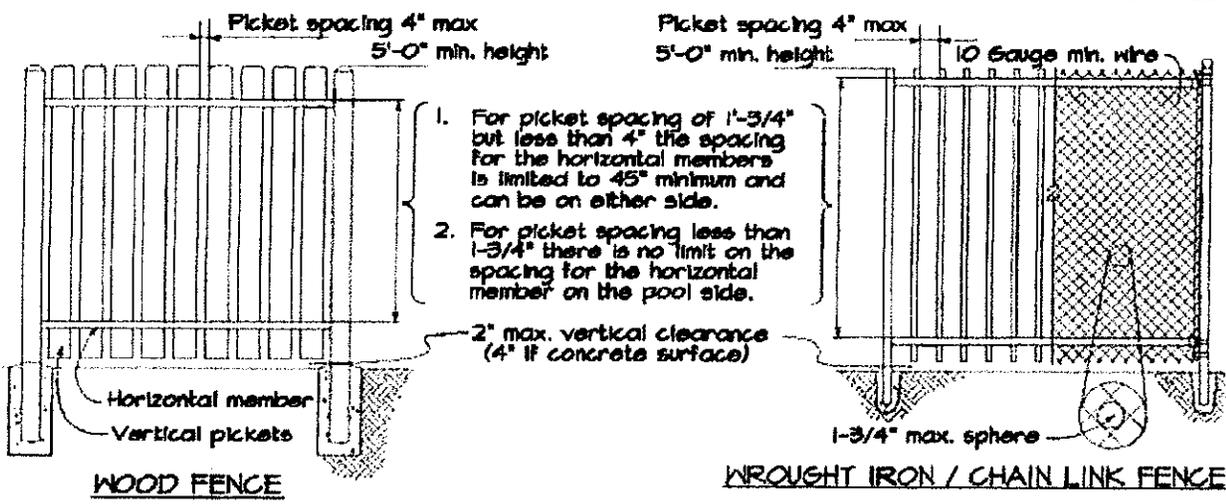


SWIMMING POOL ENCLOSURES/BARRIERS

HELP FOR THE HOMEOWNER

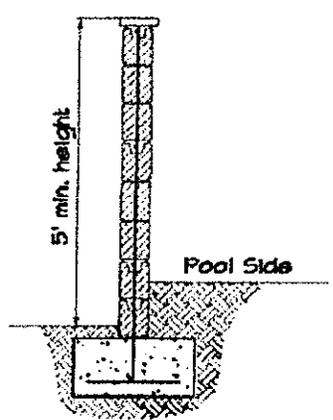
Mike Langford

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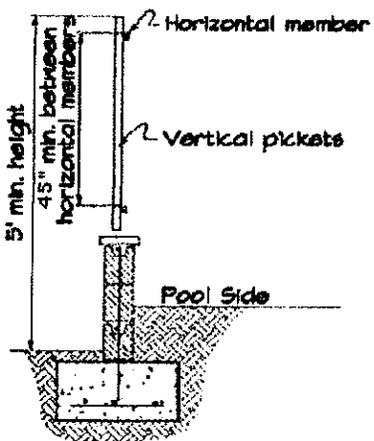


WOOD FENCE

WROUGHT IRON / CHAIN LINK FENCE



MASONRY FENCE



COMBINATION FENCE
For clear picket spacing more than 1-3/4 inch, but less than 4 inch.

GENERAL NOTES

1. The top of the barrier shall be at least 60 inches above the grade measured on the side of the barrier which faces away from the swimming pool. CBC 3109.4.4.3
2. All required fencing shall be constructed so as to limit the climb-ability of the fencing. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited. The fence must be free of gaps or voids which allow passage of a sphere equal to or greater than 4 inches in diameter. CBC 3109.4.1.4
3. Any access gates to the enclosure shall open away from the pool and be self-closing with a self-latching device placed no lower than 54 inches above the ground. CBC 3109.4.1.7
4. Access gates and door from a garage shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism shall be located on the pool side of the barrier at least 3 inches below the top of the gate, and the gate and barrier shall have no opening greater than 1/2 inch within 18 inches of the release mechanism.
5. Alarms shall be installed on all doors from the house with direct access to the pool, unless equipped with a self-closing and self-latching device located not less than 54 inches above the floor. The alarm shall sound continuously for a minimum of 30 seconds at 85 dBA and reset automatically. The alarm shall be equipped with a manual touch pad or switch, located at least 54 inches above the floor, for temporary deactivation of the alarm for single opening not to exceed 15 seconds. CBC 3109.4.1.8



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ORDINANCE 10.04.150

BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

Refer to section 3109 of the 2007 California Building Code.

CBC Section 3109.4 The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of Group R, Division 3 Occupancies.

CBC Section 3109.4.4.1 DEFINITIONS

For the purpose of this section, certain terms, words and phrases are defined as follows:

ABOVE GROUND / ON-GROUND POOL See definition of "swimming pool."

BARRIER is a fence, wall building wall or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.

GRADE is the underlying surface, such as earth or a walking surface.

HOT TUB See definition of "spa, non self-contained" and "spa, self-contained."

IN-GROUND POOL See definition of "swimming pool."

SEPARATION FENCE is a barrier that separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

SPA, NONSELF-CONTAINED is a hydro massage pool or tub for recreational or therapeutic use, not located in health-care facilities, designed for immersion of users and usually having-care facilities, designed for immersion of users and usually having a filter, heater and motor driven blower. It may be installed indoors or outdoors, on the ground or on a supporting structure, or in the ground or in a supporting structure. A non self-contained spa is intended for recreational bathing and contains water over 18-inches deep.

SWIMMING POOL is any structure intended for swimming or recreational bathing that contains water over 18-inches deep. This includes in-ground, above ground and on-ground swimming pools, and fixed-in place wading pools.

SWIMMING POOL, INDOOR is a swimming pool that is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

SWIMMING POOL, OUTDOOR is any swimming pool that is not an indoor pool.



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REQUIREMENTS

CBC Section 3109.4 Outdoor Swimming Pool An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be provided with a permanent barrier which shall comply with the following:

1. **CBC 3109.4.4.3** The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier, which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade level, such as an above ground pool, the barrier may be at ground level, such as the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.
2. **CBC 3109.4.4.3(4)** Openings in the barrier shall not allow passage of a 4 inch sphere.
3. **CBC 3109.4.4.3(5)** Solid barriers which do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.
4. **CBC 3109.4.1.3** Where the barrier is composed of horizontal members less than 45 inches apart, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4 inches in width.
5. **CBC 3109.4.1.4** Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $\frac{3}{4}$ inches in width.
6. **CBC 3109.4.1.6** Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening found by the diagonal members shall be no more than 1- $\frac{3}{4}$ inches.
7. **CBC 3109.4.1.7** Access gates shall comply with the requirements of items 1 through 6 and shall be equipped to accommodate a locking device. Pedestrian-access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate and (2) the gate barrier shall have no opening greater than $\frac{1}{2}$ inch within 18 inches of the release mechanism.



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8. **CBC 3109.4.1.8** Where a wall of a dwelling serves as part of the barrier, all 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 its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened, and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door. Other means of protection, such as self-closing doors with self-latching devices approved by the building official, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by the alarm system described above.
9. **CBC 3109.4.8.8(3)** Garage side entrance doors with direct access to the pool shall be self-closing and have a self-latching device. A door alarm will not be accepted.

EXCEPTIONS:

- a. The alarm may be deleted if a latching device is located not less than 54 inches above the walking surface and automatically engages when closed.
 - b. The alarm may be deleted when a fence not less than four (4) feet in height is provided in addition to the perimeter barrier described in this section. The additional fence must comply with all perimeter fence criteria except for heights requirements.
10. **CBC 3109.4.1.9** Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier which meets the requirements of items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4 inch diameter sphere.
11. **CBC 3109.4.4.5(2) Exempt:** Hot tubs or spas with locking safety covers that comply with ASTM ES 13-89.



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ADDITIONAL POOL BARRIER REQUIREMENT(S):

CBC 3109.4.4.2 Commencing January 1, 2007, except as provided in Section 3109.4.4.5, 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, it shall be equipped with at least one of the following seven drowning prevention safety features:

1. The pool shall be isolated from access to a home by an enclosure that meet the requirements of Section 3109.4.4.3
2. The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
3. The pool shall be equipped with exit alarms on those doors providing direct access to the pool.
4. The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
5. 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 not lower than 54 inches above the floor.
6. 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 Standard F 2208 "Standards Specification for Pool Alarms" which includes surface motion, pressure, sonar, laser, and infrared type alarms. For purposes of this article, "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.
7. 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 above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American society of Mechanical Engineer (ASME)

Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

**Authority: Health & Safety Code Section 18942 (b)
Reference Health & Safety Code Section 115922**



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