



CITY OF PALM DESERT

Building & Safety Department

73-510 Fred Waring Dr., Palm Desert, CA (760) 776-6420

SWIMMING POOL AND SPA REQUIREMENTS

(Including Fire Pit, BBQs, and Accessory Structures)

The Department of Building and Safety is dedicated to providing the highest level of code compliance, inspection services, and plan review to every architect, engineer, developer, contractor, business, and property owner that resides or works within our community. The Department strives to demonstrate fairness, equality, and the highest standard of professional ethics in providing our services while enforcing state construction laws and local ordinances that protect our citizens.

The following information is being provided as a general guideline. It is not the full extent of the regulatory codes required for the construction of a swimming pool and spa. If you have any questions, please feel free to contact the Department of Building and Safety staff.

Plan Design and Submittal Requirements:

1. **Planning Department.** Provide Planning Department approval for this Project. If you have questions regarding setbacks or zoning information please contact the Planning Department at (760) 776-6483.
2. **Public Works.** Provide Public Works Department approval for this Project. If you have questions regarding drainage or any other questions please contact the Public Works Department at (760) 776-6450.
3. **Riverside County Health Department.** *[For Commercial Only]* Provide written evidence from Riverside County Health Department, approving the swimming pool and/or spa construction or alteration for this Project before permit issuance. Contact the Health Department directly at (760) 863-7000.

4. **Building and Safety**

a) **Title Sheet / Site Plan:**

- Two (2) sets of one sided fully dimensioned plans, drawn to scale, at a minimum of 11" x 17" size paper (California Building Code 107.2.1) that includes all property lines, easements, structures, pool equipment, equipment screen walls, overhead lines etc. (California Building Code 107.2.5). All sheets included in the plans shall be the same size.
- Dimension all structures from the pool edge including overhangs and eaves. Site plan shall bear the name and wet signature of the plan preparer.
- Identify pool depths within the footprint of the pool.
- One (1) plot plan for the Assessor's Copy
- Provide a note on the plans that the proposed construction will conform to the current building codes:
 - 2019 California Residential Based on the 2018 International Residential Code (IRC)
 - 2019 California Electrical Code Based on the 2017 National Electrical Code (NEC)
 - 2019 California Mechanical Based on the 2018 Uniform Mechanical Code (UMC)
 - 2019 California Plumbing Code Based on the 2018 Uniform Plumbing Code (UPC)
 - 2019 California Green Code California Building Standards Commission
 - 2019 California Energy Code California Energy Commission

Provide the following information on the cover sheet:

Palm Desert Municipal Code requirements:

- A. Approved temporary sanitary facilities (i.e. chemical toilets shall be on the construction site prior to request for first inspection). (Health and Safety Code, Section 5416)
- B. Contractor and/or owner shall provide a trash bin to insure proper clean-up of all building materials. (Ordinance No. 262 of the Palm Desert Municipal Code)
- C. Storage of building materials or debris shall be confined to the lot or which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the owner is on file with this office. The public right-of-way shall be maintained in a clear condition at all times. (Palm Desert Municipal Code, Chapter 8.02)
- D. Address numerals shall comply with Palm Desert Ordinance No. 1351. You may request a copy of the Ordinance at the Building Department.
- E. CONSTRUCTION HOURS:

OCTOBER 1st THRU APRIL 30th	MAY 1st THRU SEPTEMBER 30th
Monday – Friday: 7:00 a.m. - 5:30 p.m. Saturday - 8:00 a.m. - 5:00 p.m. Sunday - NOT ALLOWED Government Code Holidays - NOT ALLOWED	Monday – Friday: 5:30 a.m. - 7:00 p.m. Saturday 8:00 a.m. - 5:00 p.m. Sunday - NOT ALLOWED
**Violation of the above work hours is a citable offense under Palm Desert Municipal Code Section 9.24.070.	

- Preparer's Signature. All construction documents (plans) shall bare the appropriate stamp and signature for architects/engineers for structural elements/other systems and/or contractor's license number and signature for non-structural pool/spa systems. Unlicensed individuals are prohibited from designing pools/spas and associated systems. (Business and Professions Code §5537)
- All notes and details must be legible.

b) Pool Shell (Vessel) Plan Requirements:

- Two (2) sets of structural plans and construction details from a licensed design professional.
- Preparer's Signature. All construction documents (plans) shall bare the appropriate stamp and signature for architects/engineers for structural elements/other systems and/or contractor's license number and signature for non-structural pool/spa systems. Unlicensed individuals are prohibited from designing pools/spas and associated systems. (Business and Professions Code §5537)
- The licensed design professional and/or Contractor is required to strike-out all engineering details and tables not applicable to this project.

Note: Any structural not included in the "boiler plate" engineering sheet must be specifically addressed by the Engineer/Architect of Record.

c) **The following must be demonstrated within the plan submittal - Electrical Requirements:**

- Provide sufficient general and specific electrical notes within the plan set to fully identify and demonstrate all electrical equipment, receptacle, lighting, grounding, and bonding per Article 680 of the 2019 California Electrical Code.
- Identify and demonstrate all outlets, receptacles, and lighting within the plan set (CEC 680.22).
- Identify and demonstrate all underwater lighting (CEC 680.23).
- Identify and demonstrate all equipotential bonding (CEC 680.26).
- Identify all conduit & conductor type/size serving pool/spa equipment.
- A single line diagram is required when adding a sub-panel. A single line diagram is not required for control/instrument control panel install.
- Provide location of the existing service panel and the new sub-panel.
- Provide 36" working clearances for the pool equipment disconnect and subpanel (California Electrical Code 110.26).
- Overhead utility/service lines must comply with California Electrical Code ~ Table 680.8 for Overhead Conductor Clearances. *If none exist, please state clearly on the site plan.*

d) **The following must be demonstrated within the plan submittal - Mechanical/Plumbing:**

- Provide manufacturer's equipment specifications for all heaters and pumps.
- Provide gas isometric with type of material, length of pipe, BTU demand, etc. (California Plumbing Code ~ Table 1216.2)
- For a proposed gas fire pits, identify location and provide appliance/equipment shutoff valve approval listing number. (California Plumbing Code 1212.5)
- Please note on the plan, "*All equipment shall be seismically anchored.*"
- Provide location of anti-entrapment/vortex covers meeting current standards of the American Society for Testing and Materials (ASTM) or the American Society of Mechanical Engineers (ASME). *Identify a minimum 3 foot separation between all drains and note hydraulically balanced.*
- **Existing Pools and Spas.** To eliminate safety hazards on existing pools and spas, California Health and Safety Code 115928 requires installations of pool anti-entrapment covers whenever a building permit is issued for the remodel or modification of an existing swimming pool, existing toddler pool or existing spa at a single family residence. The permit shall require that the suction outlet of the existing swimming pool, toddler pool, or spa be upgraded so as to be equipped with an anti-entrapment cover meeting current standards of the American Society for Testing and Materials (ASTM) or the American Society of Mechanical Engineers (ASME), ASME/ANSI Standard A 112.19.8.

e) **The Swimming Pool Safety Act:**

The Swimming Pool Safety Act (Section 115920 of California Health and Safety Code) requires that new and remodeled residential private swimming pools, toddler pools, and spas be equipped with at least **2 of the 7** specific drowning prevention safety features listed below:

1. An enclosure that meets the requirements of Section **115923** and isolates the swimming pool or spa from the private single-family home.
2. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
3. An approved safety pool cover, as defined in subdivision (d) of Section 115921.
4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. 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."

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 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 Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which 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 the ASTM or the American Society of Mechanical Engineers (ASME).

Note: Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, Building and Safety will inspect for all drowning safety prevention devices required by this act and if no violations are found, shall give the final approval.

H&S Code Section 115923. An 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.
- 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.

Important definitions:

- a) "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 aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas, and nonportable wading pools.
- b) "Public swimming pool" means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home.
- c) "Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home.
- d) "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), in compliance with standard F1346-91.
- e) "Exit alarms" means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.
- f) "ANSI/APSP performance standard" means a standard that is accredited by the American National Standards Institute (ANSI) and published by the Association of Pool and Spa Professionals (APSP).
- g) "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.

Accessory Structures

Outdoor Kitchens and Barbeques:

- Will the proposed barbeque be masonry, pre-fabricated, roll-out, etc.?
- If masonry, provide construction details. Engineering may be required depending on design. A C-29 Masonry Contractor is required to construct.
- Provide detail for moisture protection between home and BBQ structure construction;
- If pre-fabricated, provide manufacturer name, current product listing, and copy of manufacturer specifications.
- Provide fuel gas isometrics, including calculations, sizing, and materials.
- Provide plumbing isometrics, including sizing and materials.

Masonry Equipment Walls:

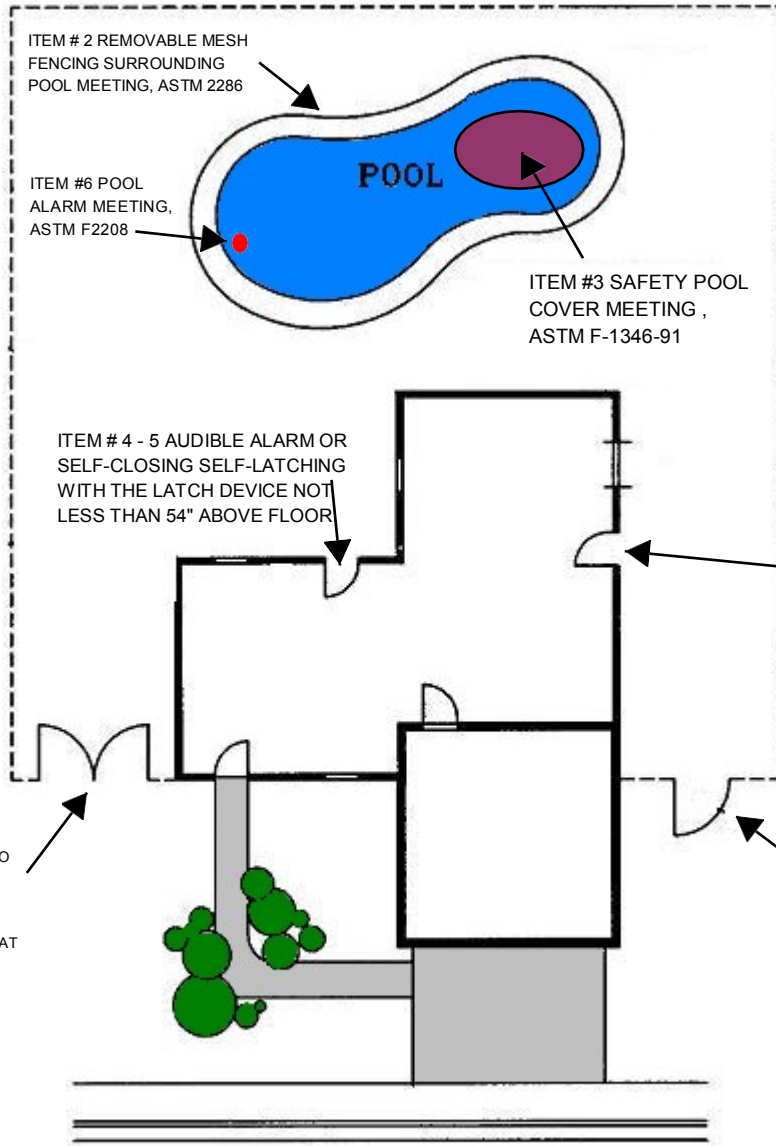
- When masonry construction is incidental to a swimming pool project, a C-53 Swimming Pool Contractor may (within the scope of a swimming pool permit) construct the following:
 - 5' Pool/Spa Equipment Wall(s)
 - Remove/Replace Portions of CMU Wall(s) for Equipment Access Only
 - CMU Barbeques
 - Fire pits / Fire rings

PALM DESERT ORDINANCE 1203 REQUIREMENTS:

- Production model homes shall be stubbed out for future solar pool-spa heaters. (City of Palm Desert Ordinance No. 1203, Chapter 1516 Solar PV)
- Three options to allow for the future addition of solar heating equipment:
 1. Provide at least 36 inches of pipe between the filter and the heater to allow for the future addition of solar heating equipment
 2. Plumb separate suction and return lines to the pool dedicated to future solar heating
 3. Install built-up or built-in connections for future piping to solar water heating.

**2019 - CALIFORNIA BUILDING CODE SECTION 3109.2
H&S CODE SECTIONS 115920-115929**

ITEM #1 POOL ENCLOSURE
COMPLY WITH SECTION 115923
(SEE PAGE 2)



ITEM #7. Other Means of Protection
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 in items 1-6, 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 Engineers (ASME).

VEHICLE GATE IS NOT REQUIRED TO BE SELF-CLOSING OR SELF-LATCHING WHEN EQUIPPED WITH LOCKABLE HARDWARE OR PADLOCK AND REMAINED LOCKED AT ALL TIMES WHEN NOT IN USE. (REFERENCE ITEM # 7)


ITEM # 4 - 5 AUDIBLE ALARM OR SELF-CLOSING SELF-LATCHING WITH THE LATCH DEVICE NOT LESS THAN 54" ABOVE FLOOR.

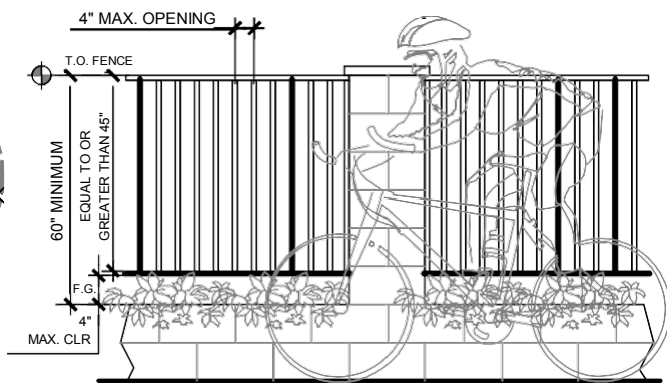
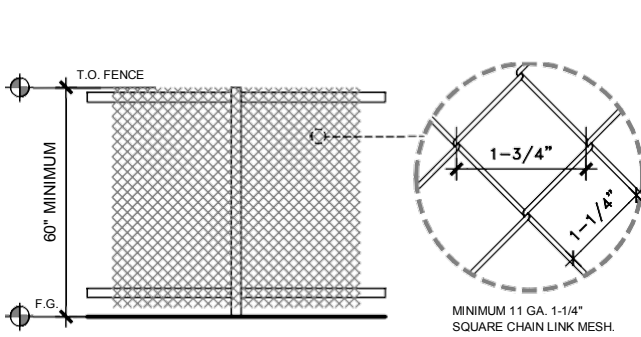
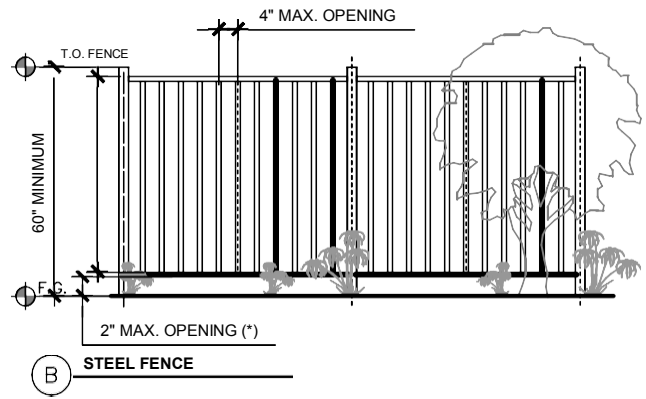
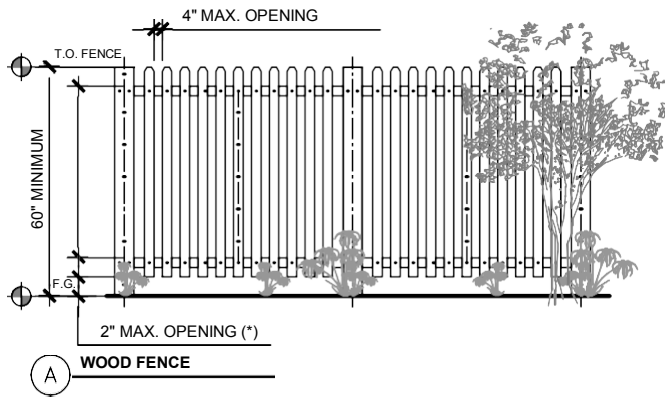
ACCESS GATES SHALL SWING AWAY, BE SELF-CLOSING, SELF-LATCHING WITH LATCH DEVICE NO LOWER THAN 60" ABOVE THE GROUND (REFERENCE ITEM #1)

MAIN STREET

An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet. The alarm shall automatically reset under 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 no longer 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door. Man door leading from garage to pool area must be self-closing and self-latching with latching mechanism located a minimum of 54 inches above the threshold of the door.

IF BARRIER IS TO BE INSTALLED THEN IT MUST BE INSPECTED PRIOR TO PLASTERING OR FILLING THE POOL/SPA/HOT TUB WITH WATER

	CITY OF PALM DESERT BUILDING DEPARTMENT		
	BARRIERS FOR SWIMMING POOLS SPAS & HOT TUBS		
Ph# (760) 776-6420	73-510 Fred Waring Dr., Palm Desert, CA. 92260		
Fax (760) 776-6392	1/30/2020		1 of 2



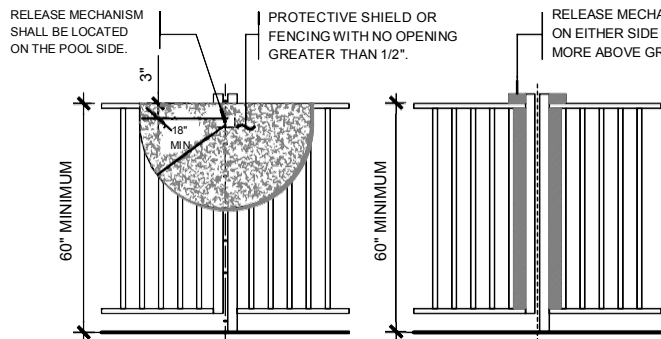
C CHAIN LINK FENCE

IF CHAIN LINK DIMENSIONS ARE LARGER THAN SHOWN ABOVE THEN SLATS MAY BE WOVEN INTO THE CHAIN LINK MESH AND FASTENED AT THE TOP AND BOTTOM.

D STEEL & BLOCK FENCE

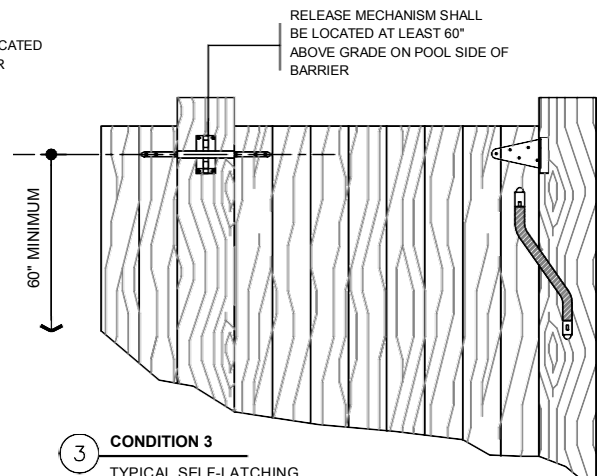
VARIOUS POOL FENCE TYPES

(NOT ALL POSSIBLE FENCE DESIGNS ARE SHOWN, PLEASE CHECK WITH PLANNING DEPARTMENT IF CHAIN LINK IS PERMITTED)



1 CONDITION 1
RELEASE MECHANISM LOCATED LESS THAN 54\"/>

2 CONDITION 2
RELEASE MECHANISM LOCATED 60\"/>



3 CONDITION 3
TYPICAL SELF-LATCHING GATE AND SPRING CLOSER

GATE LATCHING REQUIREMENTS

NOT ALL POSSIBLE DESIGNS ARE SHOWN; PLEASE CHECK WITH YOUR INSPECTOR FOR MORE INFORMATION.



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BUILDING DEPARTMENT**

BARRIERS FOR SWIMMING POOLS SPAS & HOT TUBS

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1/30/2020

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