



Development Services Department

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www.cityofsacramento.org/dsd



REQUIREMENTS FOR POOL CONSTRUCTION

CONSTRUCTION IN EXPANSIVE SOILS

It is likely that expansive soils are present at any site within the City of Sacramento. Reinforcement and gunite should to be designed to withstand the increased forces from this type of soil.

1) Public Services.

No pool or pond may be constructed within a public water or sewer easement or within six (6) feet of city water, sewer, or drainage pipe and no concrete or permanent decking may be installed over said piping.

2) Pool and Pool Equipment Location.

- No pool shall be placed in the required front setback.
- When located nearer than 60 feet from the front property line, said use shall be subject to the same minimum front, interior side yard and street side setback required for the main residential structural.
- When located more than 60 feet from the front property line, a three foot interior side yard and rear yard setback is required. A minimum five foot street side yard setback is required.
- *Equipment may be located at the property line when contained within an enclosed structure that complies with all of the accessory structure provisions of the Zoning Code. **More restrictive requirements apply at easements.***

3) Limitation on Location of Pool.

No swimming pool or similar pool shall be located within a distance less than or equal to the depth of the deepest excavation for such pool from any property line, building, or structure (one to one slope).

When required by the administrative authority or Building Official, plans and design calculations for a pool, prepared by a licensed civil engineer, shall be submitted at the time an application for a permit is filed. Except for the zoning restrictions noted in the above item # 2, a pool may be located close to a property line, building, or structure than as specified above if the plans or design calculations include a proper surcharge loading for possible or actual imposed building loads.

4) Relocation of Existing Utility Service.

The permit holder shall be responsible for the relocation of existing water, sewer, electric, or gas lines necessitated by installation of a pool. All such work shall be included in the application for a permit to install the pool.

5) Protection of Adjacent Buildings.

Concrete walkways or aprons, when provided around swimming or similar pools shall not be placed closer than three feet from any property line, building or structure. The additional three feet of area extending beyond the concrete walkways or aprons shall be properly landscaped and graded to prevent any water from the walkways or apron from flowing to any adjacent property line or structure.

If the installation cannot provide the required three feet of landscaped area, then a proper and adequate collector and drainage system shall be installed to carry such water to a landscaped area providing three square feet of area for each lineal foot of walkway or apron drained. Gravel-filled ditches shall not be placed interface of pool deck and adjacent walkway. Such collection and drainage system shall be placed below the walkway or apron level adjacent to the property line, building, or structure and shall be properly covered to prevent debris from accumulating in such system and preventing it from functioning properly.

6) Damage to Public Property.

Damage to public property such as sidewalks, curb and gutter or city landscaping must be repaired to the specifications and satisfaction of the Public Works department prior to final inspection.

7) Safety Glazing.

Glazing in walls and fences used for the barrier for indoor and outdoor swimming pools and spas shall require safety glazing when **both** of the following conditions are present:

- (1) The bottom edge of the glazing is less than 60-inches above the deck.
- (2) The glazing is within 5-feet of a swimming pool or spa water's edge.

8) Pool Drowning Prevention Safety Features¹

Prior to plastering inspection or filling of water, all outdoor swimming pools and spas shall be provided with at **least one** of the following seven drowning prevention safety features:

- (1) The pool shall be isolated from the home by an enclosure that meets the requirements of Section 115923²
- (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 an approved safety pool cover that meets all requirements of the ASTM Specifications F 1346.
- (4) The residence shall be equipped with exit alarms³ 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-latching device with a release mechanism placed no 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 protections 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 Engineers (ASME).

9) Pool / Spa Circulation Drains/Suction outlets.

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 follows:

- (1) The 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 feet in any dimension between drains.
- (2) Suction outlets that are less than 12 inches across shall be covered with ant entrapment grates, as specified in the ASTM/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.
- (3) Any backup safety system that an owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in the above items 1 and 2 shall meet the standards as published in the document, "Guidelines for Entrapment Hazards: Making Pools and Spas Safer," Publication #363, March 2005, United States Consumer Product Safety Commission.

¹ The State Department of Health Services has available on the department's Web site, approved pool safety information available for consumers to download.

² Pursuant to Section 115923, the enclosure shall have all the following characteristics:

- 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.
 - A minimum height of 60 inches.
 - A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
 - Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
 - 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.
- ^{3.} Where a wall of a dwelling unit serves as part of a swimming pool barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, pool alarms installed on such door openings satisfying the following specifications shall meet the California Building Code provision (Appendix Chapter 4, Section 421): **(1)** The alarm shall sound continuously for a minimum of thirty (30) seconds within seven (7) 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 ten (10) feet from the alarm. **(2)** The alarm shall automatically reset under all conditions. **(3)** The alarm system shall be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than fifteen (15) seconds. The deactivation switch shall be located at least fifty-four (54) inches above the threshold of the door.

NOTE: HOME BURGLAR ALARM SYSTEMS DO NOT MEET THESE REQUIREMENTS.