

---

## Residential Swimming Pool and Spa Review Requirements.

Permits for In-ground swimming pools and spas can be processed through our OTC program or through our regular review process. Pool and spa plan submittals are typically reviewed within approximately one week for first-round review, depending on completeness of the plans submitted. Application, plans and supporting documents shall be uploaded to our ACA system (Accela Citizen Portal) online at: [Accela Portal](http://Accela Portal)

### The following items are guidelines for submitting a pool and spa for a plan review.

#### Building:

1. Identification of the address and owner of the property.
2. Construction plans designer to sign all plan sheets.
3. State the applicable Building codes (2025 CRC, CBC, CPC, CMC, CEC, California Energy Code, and the City of Pleasanton Municipal Code).
4. Provide pool structural plans and calculations. If using standard details, highlight the details that are being used for the design.
5. Show the proposed pool with dimensions and distances to all property lines, including distance to existing structures on the property.
6. Show and specify all adjacent property lines.
7. Show and specify all existing buildings and accessory building footprints.
8. All trees and their associated drip lines, including trees from adjacent property.
9. Specify the (2) selected drowning prevention measures in accordance with Chapter 20.55 Pleasanton Swimming Pool and Spa Code and California Building Code Section 3109 Swimming Pool Enclosures and Safety Devices, which need to be incorporated into your plans.
10. Location of new pool equipment to be installed. State if equipment will be enclosed or open to the sky.
11. Provide the distance from the pool equipment to property lines and any other structures on the property.
12. Pool and spa illustrations shall clearly demonstrate two circulation suction outlets three feet apart.

#### Electrical:

1. Provide on plans the location and size of electrical equipment (main panel and pool panel). If the main electrical equipment is rated under 200 amps, load calculations shall be submitted. Load calculation shall demonstrate electrical equipment can accommodate new loads from the pool equipment. (CEC 220)
2. Demonstrate the pool equipment panel has sufficient working clearance. (CEC 110.26)
3. If electrical lines are installed underground, provide a layout on the site map demonstrating where electrical lines will be trenched and provide a trench detail in compliance with CEC 300.5.
4. At least one 125 volts, 15 or 20-amp receptacle shall be located no closer than 6 ft. and not farther than 20 ft. from the inside wall of the pool. (CEC Art. 680.22)
5. All 15 and 20-amp, single phase receptacles located within 20 ft. shall be GFCI protected. (CEC680.22(A)(4))
6. State "All equipment stated in CEC 680.20(C) will be provided with GFCI protection."
7. If overhead electrical lines are present where the pool will be installed, provide clearances per CEC 680.9.
8. Provide clear description of all equipment that will be required to be bonded to include equipotential bonding and state minimum #8 bare CU will be utilized for Bonding, CEC 680.
9. Plans shall indicate all metallic components in contact with the pool water will be bonded to the equipotential bonding grid per CEC 680.26(C).

## **Plumbing:**

### **(New homes built after January 1, 2023, shall be all-electric, gas pool heaters not allowed)**

1. If utilizing a gas heater, provide max BTU rating of heater, distance of gas line, gas line type and size.
2. State "Minimum 14-gauge cu tracer wire will be installed in trench where gas lines are located" per CPC 1210.1.7.2.
3. State if gas lines will be installed underground. Provide a layout on the site map demonstrating where gas lines will be trenched and provide a trench detail demonstrating compliance with CPC 1210.
4. A gas shut-off valve within 6 ft. of the heater. Gas pipes shall be under test at time of inspection.
5. All plastic piping shall be protected as required by the manufacturer's installation instructions and specifications.
6. For proper method to dispose of swimming pool water, please visit: [Clean water program](#)

## **Energy Code:**

1. Pool and spa heating equipment may only be installed if it has been certified by the manufacturer to meet all the following:
  - A. Efficiency Compliance – Equipment must meet State or Federal appliance efficiency standards and be listed in the California Energy Commission appliance database.
  - B. On/Off Switch – A readily accessible on/off switch must be provided on the outside of the heater that allows the heater to be turned off without changing the thermostat setting.
  - C. Operating Instructions – A permanent, weatherproof label or plate must be provided with instructions for energy-efficient operation and proper care when using a cover.
  - D. Electric Resistance Heating – Electric resistance heating is not permitted.
2. Pool and spa heating systems and equipment shall comply with the following installation requirements:
  - A. Heating Equipment Listing:
    - Heating equipment installed to heat pool or spa water shall be listed and certified in accordance with Table 110.4-A of the California Energy Code.
  - B. Solar-Ready Piping:
    - A minimum of 18 inches of pipe shall be installed between the filter and the heater, or on dedicated suction and return lines, to allow for the future addition of solar heating equipment.
  - C. Covers for Heated Pools/Spas:
    - Outdoor pools and spas with electric or gas heating equipment shall be provided with a pool cover.
  - D. Directional Inlets & Circulation Controls (Pools Only):
    - Directional inlets shall be provided to adequately mix pool water.
    - A time switch or programmable control shall be installed to allow pool circulation pumps to operate during off-peak electric periods and only for the time required to maintain sanitary water conditions.
3. Pool Heating Equipment: New pools and spas must use one of the following compliant primary heating systems:
  - A. Solar thermal heating: System size shall be 60% or more of the pool/spa surface area.
  - B. Heat pump pool heater: Heat pump serves as the primary heater and supplemental heater of any source type is allowed.
  - C. Renewable/Recovery energy system: System must provide 60% or more of annual heating energy from on-site renewable or on-site recovered energy.
  - D. Solar and heating pump combination: A combination system with no supplemental heater.
  - E. CEC-Approved Alternative System: A system approved by the California Energy Commission as using no more energy than the options above.

### **The following are exemptions to the above pool heating requirements:**

- Portable electric spas certified under the California Appliance Efficiency Regulations.
- Alterations to existing pools/spas with existing heaters.
- Solar-only heated pools/spas (no backup heater).
- Permanent spas in existing buildings where gas is already available.
- Permanent spas where insufficient solar installation area exists (per Solar Access Roof Area requirements).

**For further energy code or pool heating requirements, please see Energy code section 110.4**

## **POOL DRAINS AND DRAIN COVERS**

*(2025 California Building Code – Chapter 31)*

New pools and spas shall be provided with a circulation system designed to prevent suction entrapment.

Circulation systems shall comply with one of the following configurations:

- A minimum of two suction outlets per pump, hydraulically balanced and plumbed in parallel through one or more “T” fittings, separated by at least 3 feet in any direction; or
- An alternative system that does not rely on direct suction outlets, including but not limited to perimeter overflow systems or surface skimmers that direct water to the circulation pump.

When remodeling or modifying an existing swimming pool, toddler pool, or spa, all suction outlets shall be upgraded with approved anti-entrapment covers meeting ANSI/APSP/ICC-16 (Virginia Graeme Baker Pool & Spa Safety Act recognized standard) or a successor standard adopted by the U.S. Consumer Product Safety Commission.

Circulation systems shall be sized to provide a complete turnover of pool or spa water at the rate specified in Chapter 31 of the 2025 California Building Code.

Suction outlets shall be equipped with anti-entrapment covers that are securely fastened and removable only with the use of tools. Cover geometry shall prevent body entrapment, limb entrapment, hair entanglement, and suction hazards.

Backup or secondary entrapment prevention systems voluntarily installed in addition to these requirements shall comply with the guidance of the U.S. Consumer Product Safety Commission publication “Guidelines for Entrapment Hazards: Making Pools and Spas Safer” (CPSC Publication No. 363).

## **Pool Barriers & Safety Requirements**

*(2025 California Building Code Chapter 31B and CA Health & Safety Code §§115921-115929)*

A swimming pool or spa is defined as any structure intended for swimming, recreational bathing, or wading that contains water over 18 inches in depth, including in-ground, above-ground, on-ground pools, hot tubs, portable and non-portable spas, and wading pools.

All new pools and spas must be provided with a code-compliant barrier (enclosure) that fully surrounds the pool or spa and restricts access to the water at all times.

### **Barrier Requirements**

#### **1. Pool barriers must meet the following minimum requirements:**

- Barrier shall be at least 60 inches (5 ft) in height measured on the exterior side (side facing away from the pool).
- The space between the bottom of the barrier and finished grade shall be less than 2 inches on the exterior side.
- Openings in the barrier shall not allow passage of a 4-inch sphere.
- The exterior surface shall be free of handholds, footholds, and indentations that would allow a child under 5 years old to climb over.

#### **2. Gates and access doors in the barrier shall:**

- Open away from the pool area,
- Be self-closing and self-latching, and
- Have the release mechanism located on the pool side at least 60 inches above the bottom of the gate.

## **Drowning Prevention Safety Features (CA Health & Safety Code §§115921-115929)**

When a building permit is issued for the construction of a new swimming pool or spa, or for the remodeling of an existing swimming pool or spa at a private single-family home, the pool or spa shall be equipped with **at least two (2)** of the following drowning prevention safety features. The selected features shall be **shown on the plans** and **installed prior to final inspection**:

1. **Barrier (enclosure)** that isolates the pool or spa from the residence, compliant with Health & Safety Code § 115923.
2. **Removable mesh fencing** meeting ASTM F2286, installed with a self-closing, self-latching, and key-lockable gate.
3. **Safety pool cover**, manual or power-operated, meeting ASTM F1346-23, verified by manufacturer labeling.
4. **Exit alarms** on all doors and windows providing direct access from the residence to the pool or spa without an intervening enclosure. Alarms shall emit a continuous audible signal or a repeating verbal warning when opened or left ajar and may be either battery-operated or hardwired.
5. **Self-closing, self-latching doors** providing direct access from the residence to the pool or spa, with the release mechanism located at least 54 inches above the floor.
6. **Swimming pool or spa water entry alarms** meeting ASTM F2208, sounding upon accidental or unauthorized entry into the water. Personal wearable alarms do not qualify.
7. **Other approved safety devices** that provide an equal or greater degree of protection and are independently verified by an approved testing laboratory as meeting nationally recognized standards such as ASTM or ASME, and labeled accordingly.

### **Combinations That Do Not Satisfy the Two-Feature Requirement**

The combinations below **do not count as two separate drowning prevention safety features**:

- Exit alarm and self-closing/self-latching device on the **same door**
- Exit alarm and door latch on **separate doors**
- Safety pool cover and water entry alarm (ASTM F2208 device)

The above guidelines are requirements for the building department. Please consult the following departments for their respective requirements.

Engineering Department: 925-931-5650

Planning Department: 925-931-5600

Landscaping Department: 925-931- 5672

Note: All department requirements must be addressed on plans to ensure a fast turnaround.