
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. Whether processing over the counter or through our regular plan review, application, plans and any supporting documents must be uploaded to our ACA system (Accela Citizen Portal) online at: <https://aca.cityofpleasantonca.gov/CitizenAccess/Default.aspx>.

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. Designer to sign all plan sheets.
3. State the applicable Building codes (2022 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. Provide the distance from the pool equipment to property lines and any other structures on the property.
11. Pool and spa illustrations shall clearly demonstrate two circulation suction outlets three feet apart.

Electrical:

1. Location and size of electrical equipment (main panel and pool panel). If the main electrical equipment is under 200 amps, load calculations shall be submitted. Load calculation should demonstrate existing 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 demonstrating 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 any overhead electrical lines are present in the area 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. State that no bonded metal parts will be in contact with the pool water. Pool water shall be bonded per CEC 680.26(C).

Plumbing:

(New homes built after January 1, 2023, must 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.
5. Gas pipes shall be under test at time of inspection.
6. For proper method to dispose of swimming pool water, please visit: [Water Disposal](#)

Energy Code:

1. Certification by manufacturers. Any pool or spa heating system or equipment may be installed only if the manufacturer has certified that the system or equipment has all of the following:
 - a. Efficiency. For equipment subject to State or federal appliance efficiency standards, listings in the Commission's directory of certified equipment showing compliance with applicable standards; and
 - b. On-off switch. A readily accessible on-off switch, mounted on the outside of the heater that allows shutting off the heater without adjusting the thermostat setting; and
 - c. Instructions. A permanent, easily readable and weatherproof plate or card that gives instructions for the energy efficient operation of the pool or spa heater and for the proper care of pool or spa water when a cover is used; and
 - d. Electric resistance heating. No electric resistance heating.
 - e. Exception 1 to Section 110.4(a)4: Listed package units with fully insulated enclosures, and with tight-fitting covers that are insulated to at least R-6.
 - f. Exception 2 to Section 110.4(a)4: Pools or spas deriving at least 60 percent of the annual heating energy from site solar energy or recovered energy.
2. Installation. Any pool or spa system or equipment shall be installed with all of the following:
 - a. Piping. At least 36 inches of pipe shall be installed between the filter and the heater or dedicated suction and return lines, or built-in or built-up connections shall be installed to allow for the future addition of solar heating equipment;
 - b. Covers. A cover for outdoor pools or outdoor spas that have a heat pump or gas heater; and
 - c. Directional inlets and time switches for pools. State if the system or equipment is for a pool.
 - d. The pool shall have directional inlets that adequately mix the pool water; and
3. A time switch or similar control mechanism shall be installed as part of a pool water circulation control system that will allow all pumps to be set or programmed to run only during off-peak electric demand period, and for the minimum time necessary to maintain the water in the condition required by applicable public health standards.

POOL BARRIERS AND POOL ENCLOSURES

A **swimming pool** is defined as "any structure intended for swimming, recreational bathing or wading that contains water over 18 inches deep. Swimming pools includes in-ground, aboveground and on-ground pools, hot tubs, spas, portable spas, and non-portable wading pools." A minimum 60" tall fence, pool barrier or pool enclosure that completely surrounds all pools must be in place and maintained at all times. All gates or doors opening through such fence, structure, pool barrier or enclosure shall be kept securely closed at all such times when not in actual use and must have a self-closing and self-latching

device designed and capable of keeping such door or gate securely closed. See page 2 for required components in this barrier.

1. The pool enclosure must have a minimum height of 60 inches above grade, measured on the side of the barrier that faces away from the swimming pool.
2. The space between the finished grade and the bottom of the pool enclosure must be less than 2 inches, measured on the side of the barrier that faces away from the swimming pool.
3. All gaps or other openings in a pool enclosure shall not allow passage of a 4-inch-diameter sphere.
4. The outside surface should be 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.
5. Access doors or gates must comply with the above pool enclosure requirements and the following:
 - a. All access doors or gates through a pool enclosure shall open outward away from the pool.
 - b. All doors and gates in a pool enclosure must be self-closing and have a self-latching device.

The release mechanism of a self-latching device must be at least 60 inches above the bottom of the gate on the outside of the pool enclosure.

When 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, at least **two** of the following seven drowning prevention safety features must be installed and **clearly marked on the plans**.

4. The pool shall be isolated from access to the home by an enclosure that meets the requirements below.
5. The pool shall incorporate removable mesh pool fencing that meets ASTM F2286 standards, in conjunction with a gate that is self-closing and self-latching and can accommodate a lockable key device.
6. The pool shall be equipped with an approved safety pool cover that meets all requirements of the ASTM F1346.
7. The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
8. 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 no lower than 54 inches above the floor.
9. Swimming pool alarms certified to the ASTM F2208 "Standards Specification for Pool Alarms" that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
10. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the 4 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)

The pool barrier enclosure must be installed and properly functional before water may be introduced into any pool or spa, typically at the 703 Pre-Plaster inspection.

The two drowning safety prevention devices are also required to be in place and functioning properly at the 999-Final inspection.

POOL DRAINS AND DRAIN COVERS

New pools or spas are required to have either at least two circulation suction outlets per pump that are hydraulically balanced and symmetrically plumbed through one or more “T” fittings, separated by at least three feet in any dimension, or be designed to use alternatives to suction outlets including, but not limited to, skimmers or perimeter overflow systems to direct the pool water to the recirculation pump.

When remodeling or otherwise modifying an existing swimming pool, toddler pool, or spa, the suction outlet or suction outlets must be upgraded and equipped with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or a successor standard designated by the federal Consumer Product Safety Commission.

The circulation system shall have the capacity to provide a complete turnover of pool water, as specified in Section 3124B of Chapter 31B of the California Building Standards Code.

Suction outlets must incorporate anti-entrapment grates, as specified in the ANSI/APSP-16 that cannot be removed except with the use of tools. Slots of 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.

Any backup safety system that an owner of a new swimming pool or spa may choose to install in addition to these requirements shall meet the standards as published in the document “Guidelines for Entrapment Hazards: Making Pools and Spas Safer,” Publication Number 363, March 2005, United States Consumer Products Safety Commission.

(References: Health and Safety Code Sections §115921 through §115929, and the 2022 California Building Code Section 3109)

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 in order to ensure a fast turnaround.