



Residential Swimming Pool, Spa and Hot Tub Barriers

BP-66

Department of Building and Planning

The provisions of this brochure describe the design of barriers for residential swimming pools, spas and hot tubs installed on the premises of a detached one- or two-family dwelling, dwelling units within town-house structures not more than three stories in height, for the sole use of residents and invited guests at the single-family dwelling/townhouse.

The following excerpts are from the International Swimming Pool and Spa Code, which is available for viewing on line at <http://premiumaccess.iccsafe.org/document/toc/229/>

Permits Required

For the purpose of this brochure, a swimming pool is any structure intended for swimming or recreational bathing that contains *water over 24 inches (610 mm) deep*. This includes in-ground, above ground and on-ground swimming pools, hot tubs and spas. Permits for pool equipment are also required. i.e.; pool heaters, LPG tanks, gas piping. Separate inspections are required for the installation of this equipment. Swimming pools greater than 5000 gallons and/or not located entirely above ground require permits.

BARRIER REQUIREMENTS

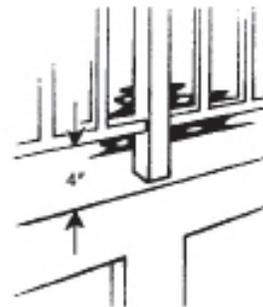
The following provisions shall apply to the design of barriers for pools and spas.

Exception:

- a) Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346.
- b) Swimming pools with a powered safety cover that complies with ASTM F 1346.

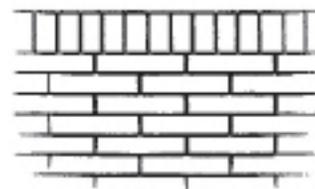
Pool Barriers

OUTDOOR POOLS - An outdoor swimming pool, including an in-ground, above ground or on-ground pool, hot tub or spa containing water over 24 inches deep shall be provided with a barrier which shall comply with the following:



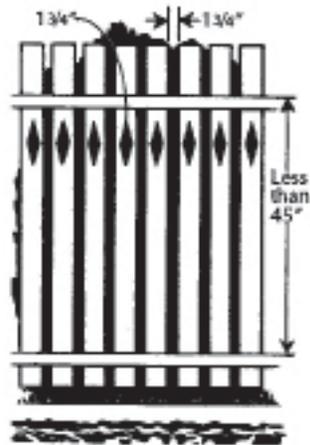
1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm)

measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

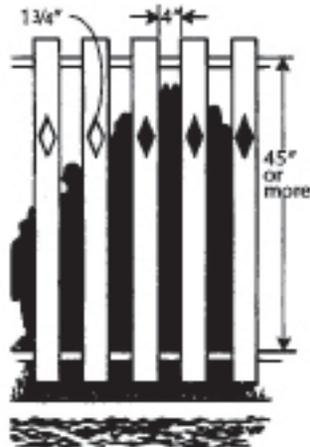


2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

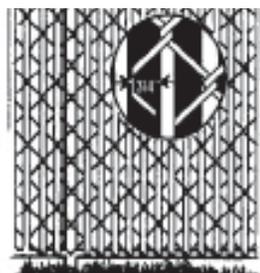
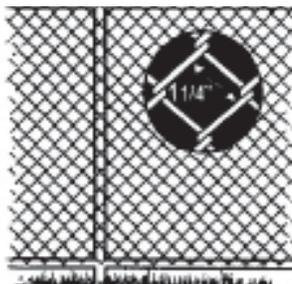
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.



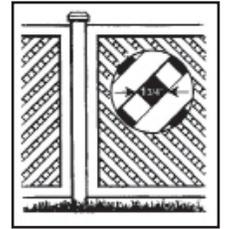
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.



5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members,



spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

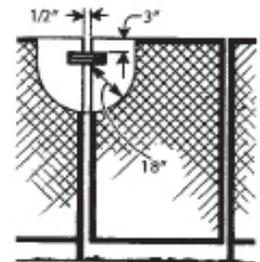


6. Maximum mesh size for chain link fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm)



7. Where the barriers composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).

8. Access gates shall comply with the above seven requirements 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. Gates other than pedestrian access gates shall remain locked when not in use. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

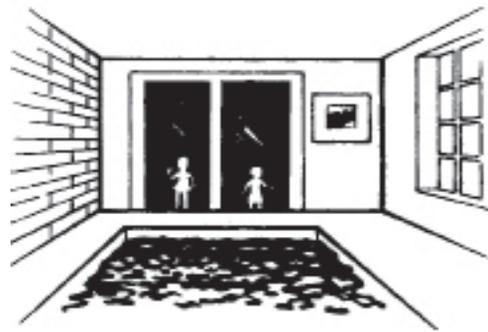


- a) The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
- b) The gate and barrier shall have no opening greater than 0.5 inches (12.7 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:

- a) A safety cover that is listed and labeled in accordance with ASTM F 1346 is installed for the pools and spas; or

- b) Openable windows having a sill height of less than 48 inches above the indoor finished floor and/or doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL-2017. In dwellings or structures not required to be Accessible units, Type A units, or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches and not less than 48 inches above the finished floor; or
- c) An approved means of protection, such as self-closing doors with self-latching devices are provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item A or B.



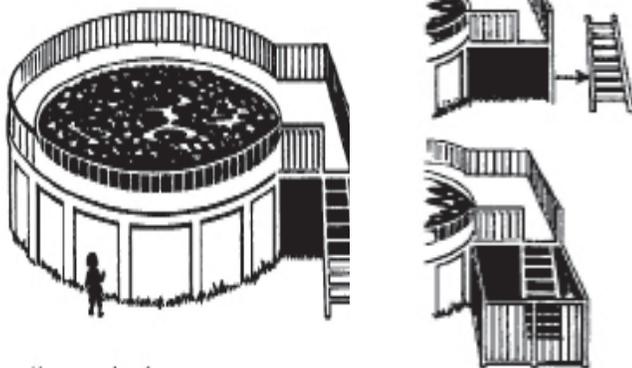
INDOOR POOLS - All walls surrounding an indoor swimming pool containing water over 24 inches deep shall comply with item 9 above.

Equipment/Structures Locations

There shall be a clear zone of not less than 36 inches between the exterior of the barrier and any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the barrier.

- 10. Where an above ground 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:

- a) The ladder or steps shall be capable of being secured, locked or removed to prevent access, or
- b) The ladder or steps shall be surrounded



by a barrier which meets the requirements of items 1 through 9 above. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

For more information or an appointment contact:
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