



CITY OF MISSION VIEJO
BUILDING SERVICES DIVISION
200 CIVIC CENTER
MISSION VIEJO, CA 92691
(949) 470-3054

RESIDENTIAL
BARRIERS FOR SWIMMING
POOLS, SPAS AND HOT TUBS

BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

The city of Mission Viejo adopted the following requirements which are extracted from Appendix G of the 2013 California Residential Code available to view at the Building Division.

OUTDOOR SWIMMING POOLS CRC Appendix G (AG 105.2)

An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be provided with a permanent barrier which shall comply with the following:

1. The top of the barrier shall be at least 60 inches 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 measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade level, such as an above ground pool, the barrier may be at ground level, such as the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.
2. Openings in the barrier shall not allow passage of a 4 inch sphere.
3. Solid barriers which do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.
4. Where the barrier is composed of closely spaced horizontal and vertical members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4 inches in width.
5. Where the barrier is composed of widely spaced horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not be greater than 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4 inches in width.
6. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening found by the diagonal members shall be no more than 1-3/4 inches.
7. Access gates shall comply with the requirements of items 1 through 7 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. Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate and (2) the gate barrier shall have no opening greater than 1/2 inch within 18 inches of the release mechanism.
8. Where a wall of a dwelling serves as part of the barrier, all doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened, and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset 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 for no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door. Other means of protection, such as self-closing doors with self-latching devices approved by the building official, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by the alarm system described above.
9. Garage side entrance doors with direct access to the pool shall be self-closing and have a self-latching device. A door alarm alone will not be accepted.

EXCEPTIONS:

- a. The alarm may be deleted if a latching device is located not less than 54 inches above the walking surface and automatically engages when closed.
- b. The alarm may be deleted when a fence not less than four (4) feet in height is provided in addition to the perimeter barrier described in this Appendix. The additional fence must comply with all perimeter fence criteria except for heights requirements.

10. Where an aboveground 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 (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier which meets the requirements of items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4 inch diameter sphere.

Additional Pool Barrier Requirement(s):

Commencing January 1, 2007, except as provided in Appendix G 100.2, whenever a construction permit is issued for construction of a new private pool at a residence, it shall have an enclosure complying with the above requirements and shall be equipped with at least one of the following safety features:

- a) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Appendix G AG105.2.
- b) 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.
- c) The pool shall be equipped with an approved safety pool cover that meets all requirements of the ASTM Specifications F 1346.
- d) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- e) 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.
- f) 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 protection 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.
- g) 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).
- h) Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

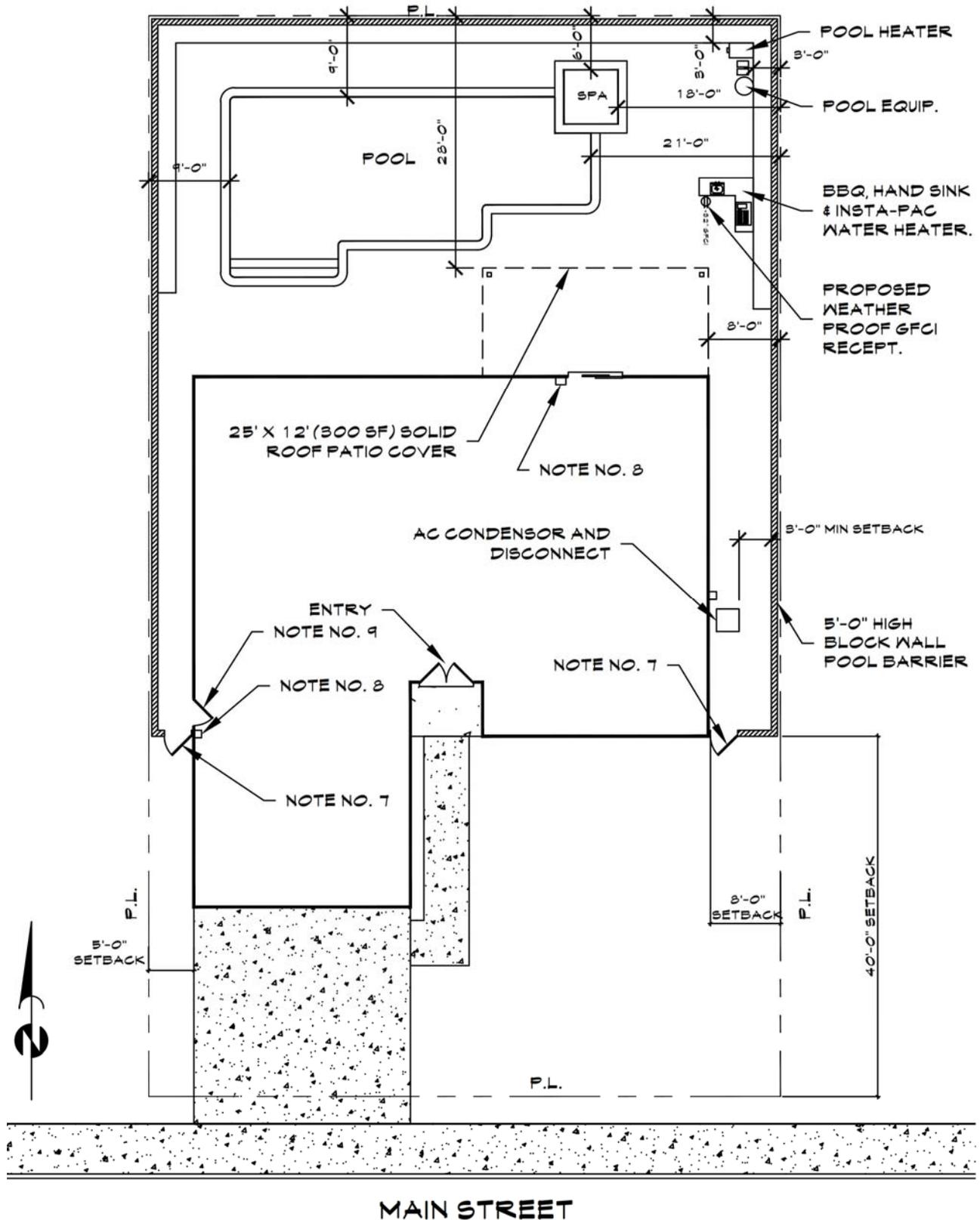
INDOOR SWIMMING POOLS AG105.3

Doors with direct access to an indoor swimming pool shall comply with CRC Appendix G Item 9 of Section AG105.2

SPAS OR HOT TUBS LESS THAN SIXTY-FOUR SQUARE FEET

1. A spa or hot tub which is less than or equal to sixty-four (64) square feet in area need not comply with the provisions of Appendix G if the following criteria are met.
2. A cover which is either solid or which will not permit a 4 inch sphere to pass through it may be used provided it can be locked to prevent access. It must be weatherproof and structurally secure. A gazebo may be used, if it is structurally secure, completely enclosed and capable of being secured or locked. Components of the gazebo may be open where they comply with the provisions of Appendix G. Opening such as windows or doors which create openings that would not comply with Appendix G are permitted if they can be secured or locked to prohibit entry. A lock is not required if a latch is provided which is a minimum of 54 inches high or, in case of windows, if the latch is on the interior only.

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POOL BARRIERS

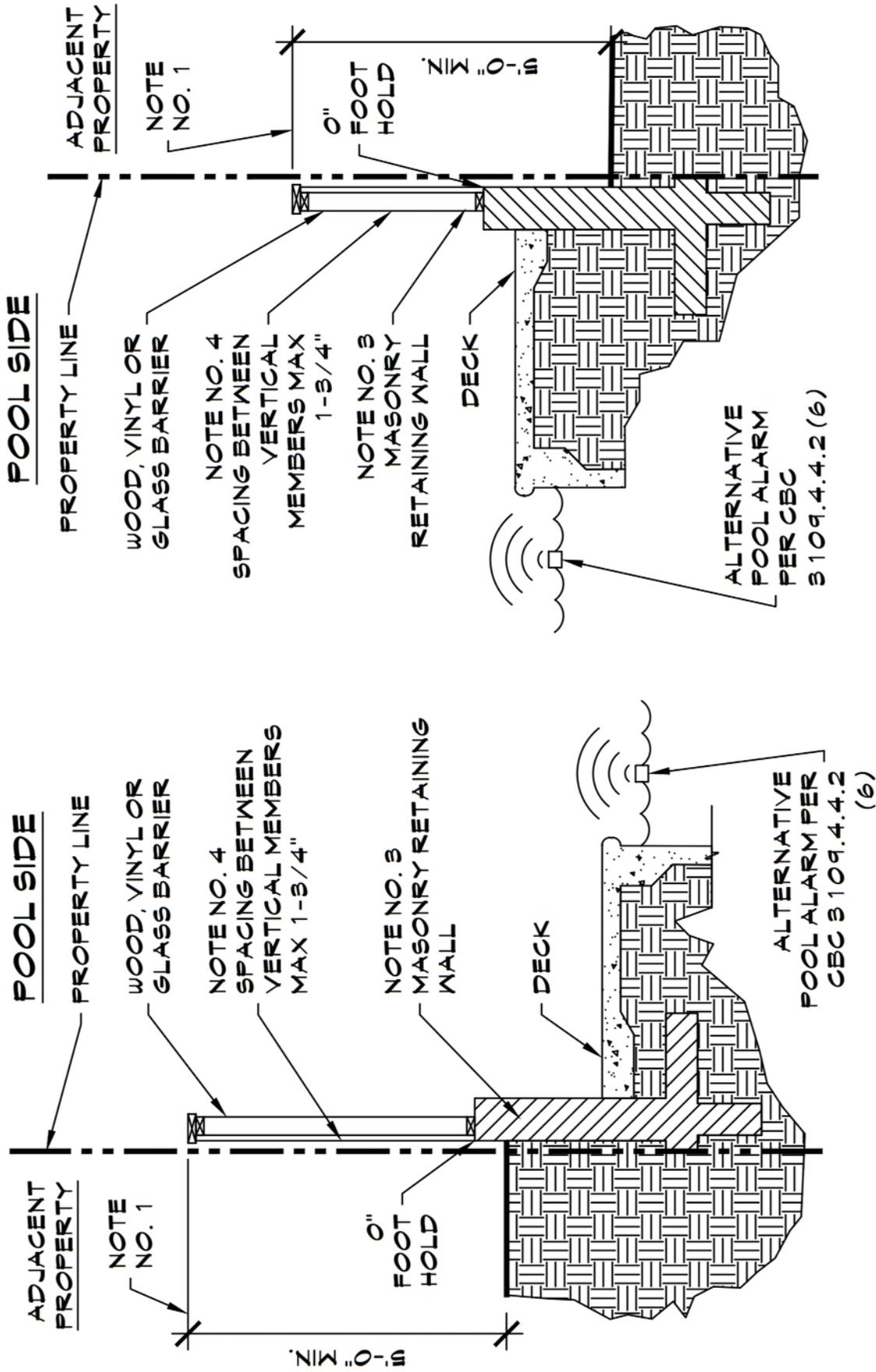
HELP FOR THE HOMEOWNER
MISSION VIEJO BUILDING DIVISION

Jay Elbetta, PE, CBO

Building Official
Revised: 10/1/15

Date: 9/1/15
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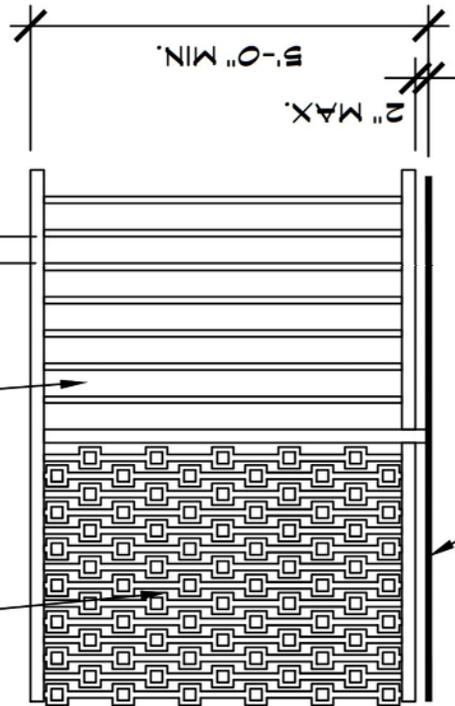
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NOTE NOS. 4 & 5
 WHERE THERE ARE DECORATIVE
 CUTOUTS BETWEEN VERTICAL
 MEMBERS, SPACING WITHIN THE
 CUTOUTS MAY NOT EXCEED 1-3/4" IN
 WIDTH.

NOTE NO. 2
 OPENINGS IN THE
 BARRIER SHALL NOT
 ALLOW PASSAGE OF A
 4 INCH DIAMETER
 SPHERE.

4" MAX CLEAR



GRADE LEVEL EQUAL ON
 BOTH SIDES OF BARRIER

POOL BARRIER CONDITION 3

NOTE NO. 6

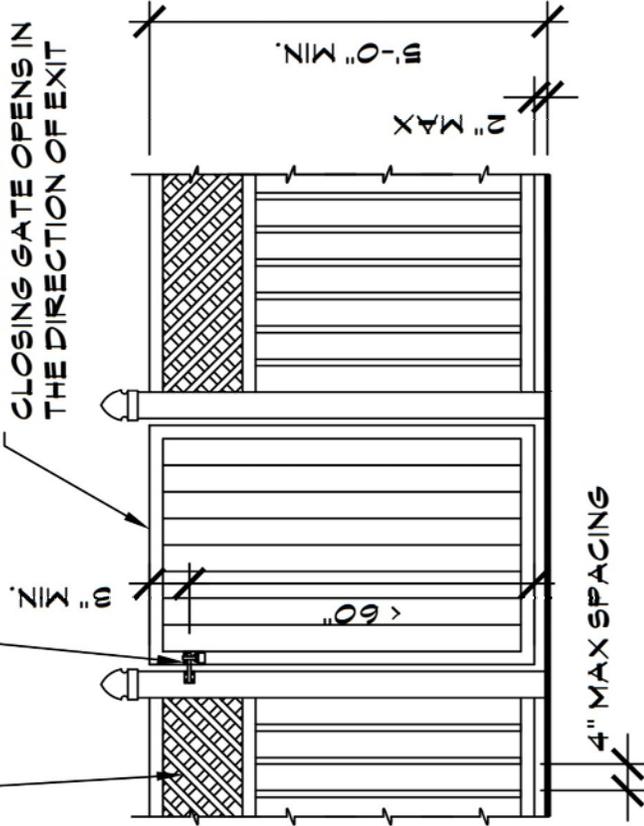
WHERE THE BARRIER IS COMPOSED OF DIAGONAL
 MEMBERS, THE MAXIMUM OPENING FOUND BY THE
 DIAGONAL MEMBERS SHALL BE NO MORE THAN
 1-3/4".

NOTE NO. 7

WHERE SELF LATCHING HARDWARE IS
 LESS THAN 60" FROM BOTTOM OF GATE
 IT SHALL BE ON THE POOL SIDE AND THE
 RELEASE MECHANISM SHALL BE A
 MINIMUM OF 3" FROM TOP OF GATE.

NOTE NO. 7

5'-0" HIGH MIN. SELF
 CLOSING GATE OPENS IN
 THE DIRECTION OF EXIT



4" MAX SPACING

POOL BARRIER WITH GATES



POOL BARRIERS

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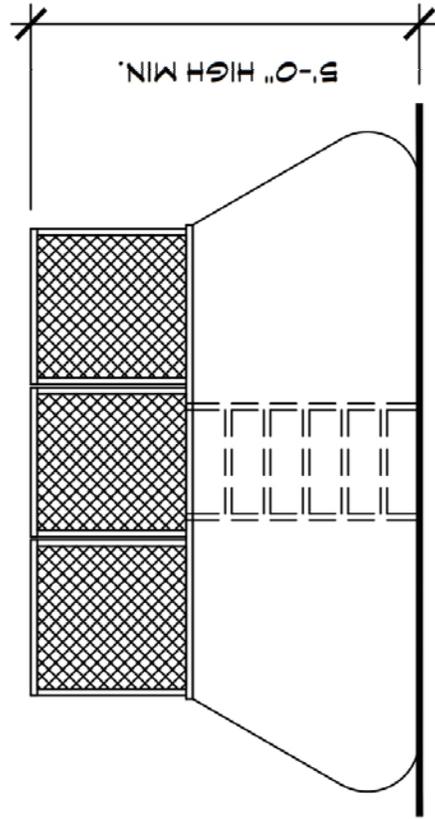
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NOTE NO 10

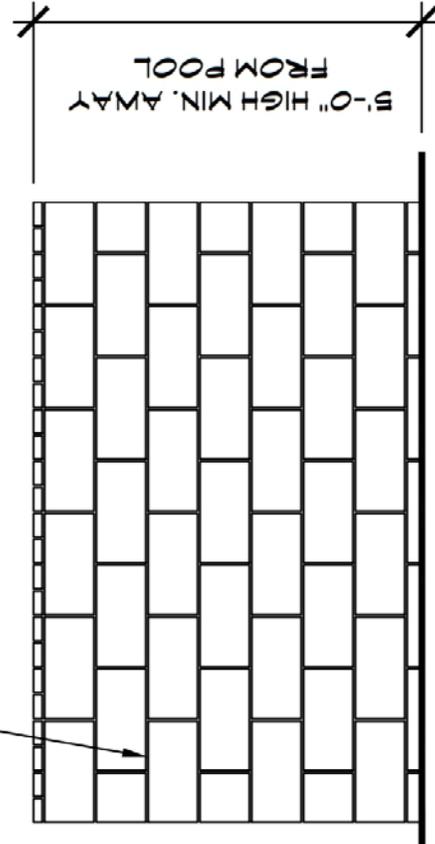
WHERE AN ABOVE GROUND POOL IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL AND THE MEANS OF ACCESS IS A LADDER OR STEPS, THEN (1) THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED OR (2) THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF CBC 8109. WHEN A LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE.



ABOVE GROUND POOLS

NOTE NO. 3

SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.



SOLID POOL BARRIER CONDITION 4



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