



**SWIMMING POOL
AND SPA BARRIERS/
INSPECTION CHECKLIST**

**Handout
510
REV 10/2020**

ADOPTED CODES (with City Amendments per Ordinance 2019-12):

**2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Plumbing Code (IPC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Energy Conservation Code (IECC)
2018 International Property Maintenance Code (IPMC)
2017 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2018 International Fire Code (IFC)**

Current Peoria Zoning Ordinances

**Development & Engineering Department
Building Development**

9875 N. 85th Avenue
Peoria, Arizona 85345
623-773-7225 (FAX: 623-773-7245)
building.applications@peoriaaz.gov

www.peoriaaz.gov/development

These regulations pertain to all new residential pools, spas, and hot tubs with a depth of 18" or more.

A. EXTERIOR ENCLOSURE

5-foot fence or wall is required on exterior of property. **This protects outsiders from the pool, spa and hot tub site.**

B. INTERIOR BARRIERS

An interior barrier is required consisting of ONE of the following:

1. A 5-foot fence completely enclosing the pool; **OR**
2. A 5-foot perimeter fence and the house wall modified to restrict access to the swimming pool.

Lake front properties and above ground pools have special provisions identified. The requirements may be obtained from the Building Development Division.

C. GATES

All gates in a swimming pool barrier/enclosure will be equipped to accommodate a locking device. All pedestrian access gates will open outwards away from the pool.

Gates other than pedestrian access gates need not be self-closing or self-latching when they are kept secured by a padlock or similar locking device. Gate latches will be located not less than fifty-four (54) inches above the bottom of the gate or will otherwise be made inaccessible from the outside.

Exception: Gates other than pedestrian access gates, where they are the only access to the rear yard, shall have one leaf secured in place and the adjacent leaf shall be self-closing and self-latching.

The following will apply if the gate latch is located less than fifty-four (54) inches above the bottom of the gate:

1. The release mechanism will be located on the poolside of the gate at least three (3) inches below the top of the gate.
2. The gate barrier will have no opening greater than 1/2 inch within eighteen (18) inches of the release mechanism.

D. DOORS

Doors giving direct access to pool must be self-closing; self-latching with the latch located a minimum of fifty-four (54) inches above the floor. All doors will open inwards away from the pool.

E. WINDOWS

Emergency escape or rescue windows from sleeping rooms which face within a swimming pool enclosure will be equipped with a latching device located not less than fifty-four (54) inches above the floor. All other dwelling units or guest rooms having windows that open facing within a pool enclosure will be equipped with a screwed in place wire mesh screen over the openable window area, a keyed lock that prevents opening the window more than 4 inches, or a latching device not less than 54 inches above the floor.

Locks will not be allowed on sleeping room windows.

All windows within 5 feet of water's edge to comply with International Residential Code R308 Hazardous Locations, the following will be considered specific hazardous locations for the purposes of glazing:

Glazing in walls and fences used as the barrier for indoor and outdoor swimming pools and spas when all of the following conditions are present:

- The bottom edge of the glazing is less than 60 inches (1525 mm) above the pool deck.
- The glazing is within 5 feet (1525 mm) of a swimming pool or spa deck horizontal edge.

F. MOTORIZED POOL COVER (Per City Ordinance)

Phone Number:

Building Development Division.....(623) 773-7225

Inspection Scheduling:

<https://devservices.peoriaaz.gov>

Inspection Codes:

Pre-gunite	600
Equipotential Bonding Grid	610
Pre-plaster	620
Pool Interior Barrier	630

Swimming Pool/Spa Inspection Checklist

INTERIOR BARRIER REQUIREMENTS

- Required in all cases. *Exception:* Age-restricted community **AND** children under the age of 6 do not permanently reside at the residence.
- Pet doors with direct access to the pool shall not be allowed

FENCE BARRIER OPTION

- 5-foot minimum to top of fence
- 2" maximum clearance at bottom to natural grade, 4" if solid surface
- If horizontal members less than 45" apart, they must be on pool side of barrier and maximum openings in barrier 1-3/4"
- If horizontal members greater than 45" apart, then maximum opening in barrier may be 4"
- If chain link, 11 gauge minimum required with a mesh size of not more than 2.25 inches square and provided with slats fastened at the top and bottom which reduce the openings to not more than 1.75 inches
- Pedestrian gates open away from pool with latch 54" above finished grade and be self-closing / self-latching
- If pedestrian gate latch less than 54", must be on pool side 3" minimum below top of fence and gate & barrier shall have no openings greater than 1/2" within 18" minimum of latch
- Nylon mesh fences are not an approved barrier option in the City of Peoria
- Pool fence shall be a minimum of 20" from water's edge.

HOUSE & FENCE COMBINATION OPTION

- All doors with direct access to pool must be self-closing, self-latching with release mechanism minimum 54" above floor

WINDOWS

- Sleeping room windows shall have a latch located minimum 54" above floor, OTHER WINDOWS shall have a screwed-in-place wire mesh screen,

OR

- A latch located minimum 54" above floor, or a keyed lock preventing opening the window more than 4 inches

ABOVE GROUND POOLS

- If an above ground pool or spa is installed, the cover, ladder or steps shall be capable of being secured, in an inaccessible position with a lock or latch located 54 inches above the adjacent grade level.

OR

- The ladder/steps shall be surrounded by a barrier

PRE-GUNITE:

SITE REQUIREMENTS

- Permit site card/plot plan posted
- As per Peoria Zoning Code 21-803, water's edge shall be a minimum of four (4) feet from the lot line
- Setbacks per approved plot plan
- Approved plans on job site
- No equipment / conduit / piping within P.U.E. Exception: written approval from all serving utilities
- Pool filter, pumps and motors do not interfere with existing electrical panel boards & disconnects' proper working clearance
- Pool filter does not obstruct access to existing ground mounted condensing unit
- Pool equipment does not obstruct emergency bedroom window egress
- V.N.A.E. cannot be used for access without written authorization from the Site Development Division
- Access from adjacent lots require letter from owner granting permission
- All windows within 5 feet of water's edge are safety glazed
- Barriers required for pools, spas and hot tubs

STRUCTURAL REQUIREMENTS

- Walls & floors have minimum #3 horizontal & vertical steel @ 12" on center
- Diving pools walls shall have #3 horizontal & vertical steel @ 6" on center each way below a depth of 3'6"

- Walls surcharged with additional steel reinforcing per approved plans when pool depth is greater than the distance to property lines, fences and structures. Typically #3 steel reinforcing @ 6" on center each way
- Minimum of 3" of concrete cover for steel reinforcing at all locations
- Bond beam is installed at top of wall per plans

PLUMBING REQUIREMENTS

- All closed system (low pressure) PVC water piping tested at 35 psi with no leaks
- Self-leveler high-pressure water line under City pressure test
- High-pressure water line minimum 12" below grade
- Pressure vacuum breaker installed at self-leveler water line connection to house supply line
- Primer used on high pressure PVC glued joints

ELECTRICAL REQUIREMENTS

- No receptacles within 6 feet from wall of pool. If less than 6 feet, install permanent fence or barrier.
- Equipotential Bonding grid required per NEC 680.26.
- Minimum of one receptacle within 20 feet of pool and all receptacles within 20 feet GFCI protected
- Existing light fixtures within 5 feet of pool wall must be minimum 5 feet above pool surface and rigidly attached to existing structure
- No ceiling fans within 5 feet of pool wall
- No switches within 5 feet from wall of pool. If less than 5 feet, install permanent fence or barrier.
- Overhead wiring minimum 18' above deck, 14' minimum above diving board
- Underground conduit burial depth per NEC Table 300.5
- Underground ferrous conduit has corrosion protection per NEC
- No underground wiring within 5 feet of pool wall, unless supplying pool equipment and installed within rigid metal conduit, IMC or PVC conduit
- Wet-niche lighting fixtures located minimum 18" below normal water level top of fixture lens
- Brass metal conduit used for wet-niche fixtures
- All metallic parts or fittings attached to pool structure, pump motors, pool covers, pool fencing and all metallic parts within 5 feet of pool are bonded with #8 solid copper conductor
- Connectors for bonding are pressure connectors or clamps of stainless steel, brass, copper or copper alloy

- Wet-niche fixture(s), motor(s), panel board(s) equipment grounding conductors sized per NEC Table 250.122 (minimum #12)
- Conductors for wiring proper size for equipment
- Proper type circuit breakers installed (per UL listing)
- All exterior sub-panels, timer boxes approved for exterior use
- All timers & sub-panels have proper working clearance, 30" width and 36" in front

PRE-PLASTER:

SITE REQUIREMENTS

- 5-foot fence enclosure around property complete and matches existing construction.
- Pedestrian gates swing outward and are self-closing, self-latching
- RV gate(s) have padlock
- Spa heater vent complies with IFGC 503.8 for clearances from openings. Check manufacturer's installation instructions for additional requirements.
- Windows within 5 feet of water's edge are safety glazed

STRUCTURAL REQUIREMENTS

- No cracks exceeding 1/8" in concrete gunite
- Concrete decking around pool installed
- Water features installed and complete, all rocks mortared in place

PLUMBING REQUIREMENTS

- Self-leveler has BFP installed at house connection
- All exposed PVC water piping has been painted or protected from sunlight
- All trenches back-filled

ELECTRICAL REQUIREMENTS

- All circuit breakers at service section and sub-panels are labeled
- All trenches back-filled
- All exposed conduits are secured per NEC requirements
- All bonding clamps installed/secured
- All wrought iron fences and other metallic parts within 5 feet of water's edge are bonded to pool steel
- All timers and sub-panels are secured/supported properly. If raceway supported, two conduits must be threaded into enclosure or hubs and conduit supported within 18" of enclosure so as to provide a rigid and secure installation

- All exterior boxes are rain tight with weatherproof gaskets
- All timers, sub-panels have proper working clearance 30" minimum width and 36" minimum in front