



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

**Handout
510
REV 09/16**

ADOPTED CODES (with City Amendments per Ordinance 2012-08):

**2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Plumbing Code (IPC)
2012 International Fuel Gas Code (IFGC)
2012 International Mechanical Code (IMC)
2012 International Energy Conservation Code (IECC)
2012 International Property Maintenance Code (IPMC)
2011 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2012 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/building

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

THESE RULES ARE DESIGNED TO PROTECT CHILDREN UNDER THE AGE OF 7 YEARS OLD FROM GAINING ACCESS TO A POOL AREA WITHOUT SUPERVISION AT THE SITE.

A. EXTERIOR ENCLOSURE

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

THE FOLLOWING REQUIREMENTS ARE GEARED FOR THE PROTECTION OF CHILD OCCUPANTS OR GUESTS UNDER THE AGE OF 7:

B. INTERIOR BARRIERS

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

1. A 5-foot fence completely enclosing the pool;
2. Audible alarm on all doors and/or windows, **OR**
3. Other options, as identified in Ordinance 90-43.

Lake front properties and above ground pools have special provisions identified which give equal protection for children. 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 underlying ground or will otherwise be made inaccessible from the outside to small children.

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

1. The release mechanism will be located on the pool side of the gate at least five (5) inches below the top of the gate.
2. The gate barrier will have no opening greater than 1/2 inch within twenty-four (24) inches of the release mechanism.

D. DOORS

Doors giving direct access to pool must be equipped with an alarm meeting the audible warning requirements OR must be self-closing, self-latching with the latch located a minimum of fifty-four (54) inches above ground.

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 ground. All other dwelling units or guest rooms having windows that open facing within a pool enclosure will be equipped with a wire mesh screen over the openable window area.

A latching device for this screen will be located not less than fifty-four (54) inches above the floor, screwed in place screen or keyed-lock that prevents opening the window more than four (4) inches will be used. Locks will not be allowed on sleeping room windows.

All windows within 5 feet of waters 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 side of the glazing.
- The glazing is within 5 feet (1525 mm) of a swimming pool or spa deck horizontal edge.

Phone Numbers:

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

Inspection Request Line.....(623)773-7220

Inspection Codes

Pre-gunite	600
Equipotential Bonding Grid	610
Pre-plaster	620
Pool Interior Barrier	630
Final Pool	690

Swimming Pool/Spa Inspection Checklist

POOL BARRIER REQUIREMENTS

- Required if children under the age of 7 years old live at the residence
- Pet doors with direct access to the pool shall not be allowed

FENCE BARRIER OPTION

- 60" 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
- 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 5" minimum below top of fence and gate & barrier shall have no openings greater than 1/2" within 24" minimum of latch

HOUSE & FENCE COMBINATION OPTION

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

OR

- An automatically resetting alarm installed on all doors, which will sound minimum 30 seconds @ 85 dba indoors at a distance of 10 ft. Deactivation touch-pad or switch to last maximum 15 seconds and be located 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

ABOVE GROUND POOLS

- If an above ground pool or spa is installed, the cover, ladder or steps shall be capable of being secured, locked or removed to prevent access,

OR

- The ladder/steps shall be surrounded by a barrier

PRE-GUNITE

SITE REQUIREMENTS:

- Permit site card/plot plan posted
- 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 ft. 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 ft. of pool or install permanent fence or barrier, if less than 6 ft
- Equipotential Bonding required per NEC 680.26.
- Minimum of one receptacle within 20 ft. of pool and all receptacles within 20 ft. GFCI protected
- Existing light fixtures within 5 ft. of pool wall must be minimum 5 ft. above pool surface and rigidly attached to existing structure
- No ceiling fans within 5 ft of pool wall
- Switches located minimum of 5 ft. from wall of pool or permanent fence or barrier installed
- 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 ft. 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 ft. 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 ft. 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 is a minimum of 4 ft from property line
- Windows within 5 ft 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 complete, all rocks mortared in place

PLUMBING REQUIREMENTS

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

ELECTRICAL REQUIREMENTS

- All circuits breakers at service section and sub-panels are labeled
- All trenches are 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 ft. of waters 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