



RESIDENTIAL POOLS & SPAS

PLEASE BE AWARE A PRE-INSPECTION IS REQUIRED BEFORE ISSUANCE OF A PERMIT

INTENT

The intent of the standard is to identify local requirements related to the construction of pools and spas within the city as adopted in the Rancho Cucamonga Municipal Code. The standards identify selected California Building Codes, but it may not identify all applicable requirements; the user of this standard must comply with all code requirements. All California Codes are available online at www.bsc.ca.gov.

AUTHORITY

This standard is in accordance with the adopted, **2025 Editions** of the **CA Building Code Section 31B**; CA Residential Code **Appendix AX**; CA Electrical Code **Article 680**; CA Mechanical Code; CA Plumbing Code; CA Energy code; **RC City Ordinance No. 956**; and the California Health & Safety Code – **Section 115920 -115929: Article 2.5** known as “**Swimming Pool Safety Act**” and **Senate Bill SB 442**.

DEFINITIONS

ENCLOSURE: a fence, wall or other approved barriers that isolates a swimming pool from access to the home.

SWIMMING POOL OR POOL: any structure intended for swimming or recreational bathing that contains water over 18 inches deep. Swimming pool includes in ground and above ground structures and includes, but is not limited to hot tubs, portable spas, and portable wading pools.

REQUIREMENTS

FIRST REQUIRED MEASURE

A pool enclosure shall be installed per definition and requirements for all newly constructed pools/spas and remodeling of existing pools/spas.

A minimum of two drowning safety measure from Section 115922 shall be provided with the first required measure.

Approved by:

Zack Neighbors, CASp, CBO
Building & Safety Services Director



ADOPTED STANDARD

ARTICLE 2.5. The Swimming Pool Safety Act [115920 - 115929] (Article 2.5 added by Stats. 1996, Ch. 925, Sec. 3.5.)

§ 115922:

First Required Measure: An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

Must choose two from the following:

1. Removable mesh fencing that meets American Society for Testing and Materials (**ASTM**) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
2. An approved safety pool cover, as defined in subdivision (**d**) of **Section 115921**.
3. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that *"the door to the pool is open"*.
4. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
5. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 *"Standard Safety Specification for Residential Pool Alarms"*, which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
6. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the 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**).

1 – 7 (Amended by Stats. 2017, Ch. 670, Sec. 4. (SB 442) Effective January 1, 2018)

NOTE: *If structure is being used as part of the pool barrier all access passageways are to be equipped with alarms.*



§ 115923 An enclosure shall have all of the following characteristics:

- a. Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
- b. A minimum height of 60 inches.
- c. A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
- d. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
- e. An outside surface 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.
a – e (Added by Stats. 1996, Ch. 925, Sec. 3.5. Effective January 1, 1997.)
- f. Where the barrier is composed of horizontal and vertical members, and the distance between the top of the horizontal member is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. If greater than 45 inches, the horizontal members may be on non-pool side.
- g. Maximum mesh size for chain link fences shall be a 2-1/4-inch square, unless the fence has slats fastened at the top or he bottom which reduce the openings no more that 1-3/4 inches.

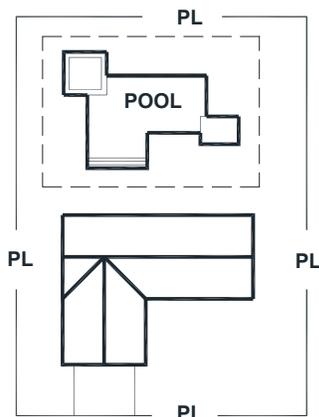
POOL ENCLOSURE AND DROWNING SAFETY MEASURE SHALL BE INSTALLED AT THE TIME OF PRE-PLASTER INSPECTION

If the configuration of the swimming pool enclosure is not listed, please reference the **2025** California Residential Code **Appendix AX**; the **2025** California Building Code Chapter **31 Section 31B**; the California Health & Safety Code **Section 115920 – 115929 Article 2.5 (CA Swimming Pool Safety Act)**, **RC City Ordinance No.956** and or **Senate Bill SB 442**.

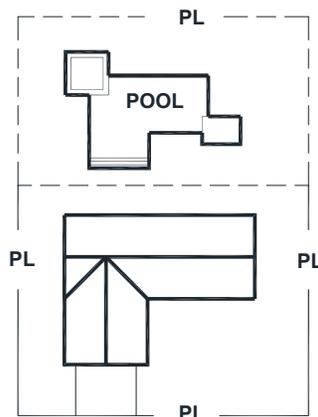
An enclosure can be configured in three different ways:

1. The enclosure can surround the pool. – **Detail A**
2. The enclosure can be a combination of the fence between the pool and the house and utilize the property line fence or wall. – **Detail B**
3. The enclosure can be a combination of the house walls used as the barrier in addition to the property line and side yard fence or walls. – **Detail C**

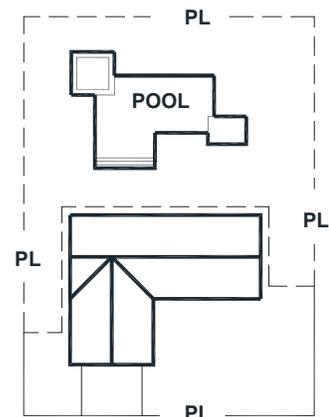
LEGEND: Pool Enclosure (barrier) - - - - -



Detail A



Detail B



Detail C



A. When to Call for an Inspection

Applicants who wish to schedule inspections are required to use our automated account manager. To register for an account and create your applicant, sign-up on [Online Permit Center](#). Building and Safety must receive requests prior to **4:30pm** for an inspection to be scheduled for the following business day. **Request for Monday inspections must be received prior to 4:30pm on Friday.** Use your permit number to select the type of inspection desired. Inspectors may be reached in the office between **7:00am – 8:00am** to discuss code issues and to inquire about inspection times. Answers to code questions may be obtained between the hours of **7:00am – 6:00pm Monday** through **Thursday** and request to speak with a plan checker.

1. PRE-INSPECTION

A *pre-inspection must be conducted* before issuance of a permit.

NOTE: A **copy of the stamped approved plans** from the [Online Permit Center](#) **must be available BEFORE** an onsite pre-inspection.

2. EXCAVATION, SETBACK and BONDING (*Pre-Gunite Inspection*)

When the pool has been excavated, all required reinforcing steel is in place and bonding together with all metal parts of the pool structure, light forming shells, all metal parts of electrical equipment associated with pool circulating system, metal parts associated with pool covers, and all fixed metal parts (including metal window frames and doors, post bases and wrought iron fencing and railing that are within 5 Feet horizontally of the inside walls of the pool). All plumbing/piping associated with the pool circulation system and/or spa jets.

3. BONDING GRID (*Pre-Deck Inspection*)

Perimeter surfaces bonding, structural reinforcing steel and/or copper conductor grid bonding are provided as applicable.

4. UNERGROUND INSPECTION

When the electrical conduit has been installed, electrical boxes are in place with the proper supports, and the conductors pulled; gas line has been installed and pressurized to a minimum of 10 psi, the minimum burial depth of gas and electric lines will be checked at this time.

5. ENCLOSURE (*Fence & Gates*) and ROUGH ELECTRICAL INSPECTION

When pool fencing and gates comply with the pool enclosure requirements specified herein, and all plumbing, electrical, and heater connections are complete but prior to plastering the pool.

6. FINAL INSPECTION

When the pool cover is on the jobsite, the pool is filled, and all equipment is operational.