



CITY OF YORBA LINDA

Building Division

Call 714-961-7120 Permit Counter

or 714-854-7411 Inspection Request Line

Preliminary Pool & Spa Plan Check Requirement Sheets

Job Address:		Date:	
Owner's Name:		Plan Check #:	

Items identified on this checklist, including any hand written comments, reflect corrections required as a result of the site inspection of the property. These checklist items shall be included in the submitted plans and must be addressed on the construction plans prior to the issuance of any permit.

- A dimensioned plot plan, drawn to not less than 1/8" per foot, shall be provided showing the following; (Section 104.3.1.1 ORD.2016.1032)
- A site drainage plan shall be included. Site Drainage shall conform section R401.3 of the 2016 California Residential Code.
 - R401.3 Drainage, surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls.
 - The grade shall fall a minimum of 6 inches within the first 10 feet from a structure.
 - Exception: Where lot lines, walls, slopes or other physical barriers prohibiting 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. **If the surface is previous, the same distances noted above shall apply from buildings foundation.**
 - **If a sill screed is present, then the sill screed shall be a minimum of 2 inches above any impervious surface and a minimum of 4 inches above earth or other pervious surfaces.**
 - The site drainage plan shall have flow lines, drain inlets, and slopes indicated.
- Property lines, easements, right-of-way of record, abandoned or active oil wells and overhead utilities adjacent to pool area or over the property.
- All existing and proposed structures, patio covers, pool houses, cabanas, pool slides, grotto structures, fireplaces, fencing, retaining walls, and other relevant characteristics adjacent to pool, spa, or hot tub area shall be indicated.
- The proposed pool, spa or hot tub shape, shall be dimensioned and located to show property line setbacks, side yards setbacks, and dimensioned clearances from all existing and proposed structures.
- Show all proposed mechanical equipment location, with dimensions to all property lines and structures. The equipment shall be located at least fifteen (15) feet from any habitable opening of a structure on an adjacent property. The size, location and materials for gas, electrical and water services to the pool equipment shall be shown on the plan.
- Show all deck equipment items, if included.
- The proposed deck work with dimensions, configuration, and showing its drainage shall be indicated on the plan.
- If applicable, show the location, overall height and degree of slope for all ascending and descending lots with dimensions from the pool or spa to the slope. The pool, spa or hot tub design shall conform to Section 1808.7 of the California Building Code for foundations on or adjacent to slopes.
- A dimensioned plot plan, drawn to not less than 1/8" per foot, shall be provided showing the following; (Section 104.3.1.1 ORD.2016.1032)
- A site drainage plan shall be included.
- Site Drainage shall conform to section R401.3 of the 2016 California Residential Code.
 - R401.3 Drainage, surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away If a
- The Site Plan provided shall include only information relevant to the construction of the swimming pool, spa or hot tub and its appurtenant structures and as identified on the permit application. The Site Plan shall not include information and scopes of work for other structures, landscaping, flat work, irrigation systems, retaining walls, barbeque's, fireplaces, patio covers, gazebo, pool buildings or similar items not directly associated with the construction of the swimming pool, spa or hot tub.
- All pool, spa and hot tubs, including the surrounding deck, shall be designed for moderately expansive soil, unless a soil report is provided which verifies a lesser design requirement for the specific site.
- A deck five (5) feet minimum shall surround each pool and slope to drain away from the pool.
 - Exception: The Building Official may modify or eliminate this requirement, with a written request from the owner, when such request is justified and will not result in an unsafe condition. (107 and 107.1 ORD.2016.1032)

Swimming Pool Enclosures and Safety Devices

This notice will advise you that a permit for a swimming pool has been applied for on your behalf, or as the as the owner of the property listed by address below. You should be aware that under the provisions of the City of Yorba Linda Ordinance, certain requirements must be complied with concurrent with the building or installation of an outdoor swimming pool, including an in-ground, above ground or on ground pool, hot tub or spa. These requirements apply to all pools, hot tubs and spas. An outdoor swimming pool, hot tub or spa shall be provided with a minimum of two compliant barrier's that shall be installed, inspected and approved prior to plastering or filling with water. For your convenience we have listed below a copy of those requirements:

PRIMARY BARRIER REQUIREMENTS:

An enclosure that isolates the swimming pool or spa from the private single-family home, accessory dwelling unit and or guest house.

- The enclosure shall be a compliant wall or fence around the property with compliant gates and exit door alarms on the portion on any dwelling that serves as part of a barrier.
- Complaint wall/fence enclosing the swimming pool, spa/hot tub from direct access from the dwelling unit(s). Where the pool is separately enclosed, exit alarms may be acceptable as the second barrier option.

SECONDARY BARRIER:

1. An approved safety pool cover, as defined in subdivision (d) of Section 115921. Section 11521 reads, "Approved safety pool cover" means a manually or power operated pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standards F1346-91. **Note: Safety netting is not to be considered an approved barrier and has been removed from ordinance.**
2. 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" These alarms must be placed on all doors with direct access to the pool, including sliding glass doors, french doors and all screen doors.
3. 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.
4. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance to 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 a child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.**
5. 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 the standards for these features established be the **ASTM or the American Society of Mechanical Engineers (ASME).**

115923 A wall and fence enclosure shall have all of the following characteristics:

(a) **Barrier height and clearances.** The top of the barrier shall be at least sixty (60) inches above grade measured on **both sides** of the barrier. The 60 inch barrier height shall be maintained for a distance of three (3) feet measured perpendicular from the face of the barrier on **both sides** of the barrier. No natural or artificial grade, rock outcropping or artificial structure or construction may be placed within the three foot horizontal distance which reduces the effective barrier height to less than 60 inches. The maximum vertical clearance between grade and the bottom of the barrier shall be two (2) inches from natural soil or landscaping and four (4) inches from rigid paving such as concrete or asphalt measured on both sides of the barrier.

(b) **Gates.** Any access door or gates through the enclosure shall be a minimum of 60 inches in height, open away from the swimming pool and be self-closing with self-latching device. The release mechanism shall be located on the pool side of the door or gate and shall be located a minimum of three inches below the top of the 60-inch gate. The access door or gate and the barrier shall have no openings greater than one half (1/2) inch within eighteen (18) inches of the release mechanism. Gates shall not be wider than 48 inches.

Access doors wider than 48 inches may be used with the following conditions. Access doors or gates with a leaf wider than forty-eight (48) inches need not be self-closing or self-latching. Single leaf doors or gates shall have an integral, permanent, keyed locking device or a pad lock installed. Double leaf doors or gates shall have an integral; permanent keyed locking device or a pad lock installed in one leaf with the second leaf provided with a dead bolt at the bottom of the door or gate. The dead bolt shall be a minimum of one-half inch (1/2) inch in diameter and engage into a permanently installed receiver of steel or concrete a minimum of two (2) full inches. The dead bolt shall have an integral, permanent, keyed locking device.

(c) **Gaps.** Gaps or voids, if any, shall not allow passage of a sphere equal to or greater than four (4) inches in diameter.

(d) **Chain link Fencing.** Chain link may be used, provided that the openings are not greater than 1-3/4 inches measured horizontally.

(e) **Widely and Closely spaced horizontal, vertical or diagonal members.** When the barrier is composed of horizontal, vertical or diagonal members, the distance between the tops of the horizontal members shall not be less than forty-five (45) inches. Where there are decorative features the fence, spacing within the features shall not exceed 1-3/4 inches in any dimension.

(f) **Outside surface.** The outside surface shall be 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 to climb over. Protrusions, cavities and physical characteristics shall be a maximum of 1/2" or less.

(g) **Solid Barrier Surfaces.** Solid Barriers which do not have openings shall not contain indentations or protrusions except normal construction tolerances and tooled joints 1/2" or less.

115923.1 Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. 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/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. In dwellings not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not higher than 54 inches (4 feet 6 inches) and not less than 48 inches (4 feet) above the threshold of the door.

2. The pool shall be equipped with a power safety cover that complies with ASTM F1346.

3. Any man door opening from a garage to the inside of the pool barrier enclosure shall be equipped with one of the following devices:

- i. The locking and latching device shall be located a minimum of fifty-four inches above ground level. The door shall be self closing and self latching.
- ii. The door shall be equipped with an audible warning as required in Item (1) above, with the exception that the alarm shall be located in both the garage and in the habitable area of the dwelling.
- iii. The door shall be self closing, self-latching and be openable only with a key or combination type door latch.

115923.2 Indoor Swimming Pools. Walls surrounding indoor swimming pools shall not be required to comply with Subsection 115923.1.

115923.3 Exempt facilities. The requirements of this article shall not apply to the following:

Any pool within the jurisdiction of any political subdivision that adopts an ordinance for swimming pool safety that includes requirements that are at least as stringent as this division.

Section 3109.3 Public swimming pools is hereby added to read as follows:

3109.3 Public swimming pools. Public swimming pools shall be completely enclosed by a fence at least five (5) feet in height or another acceptable barrier. Fences and acceptable barriers shall conform to the requirements of Section 3119B.

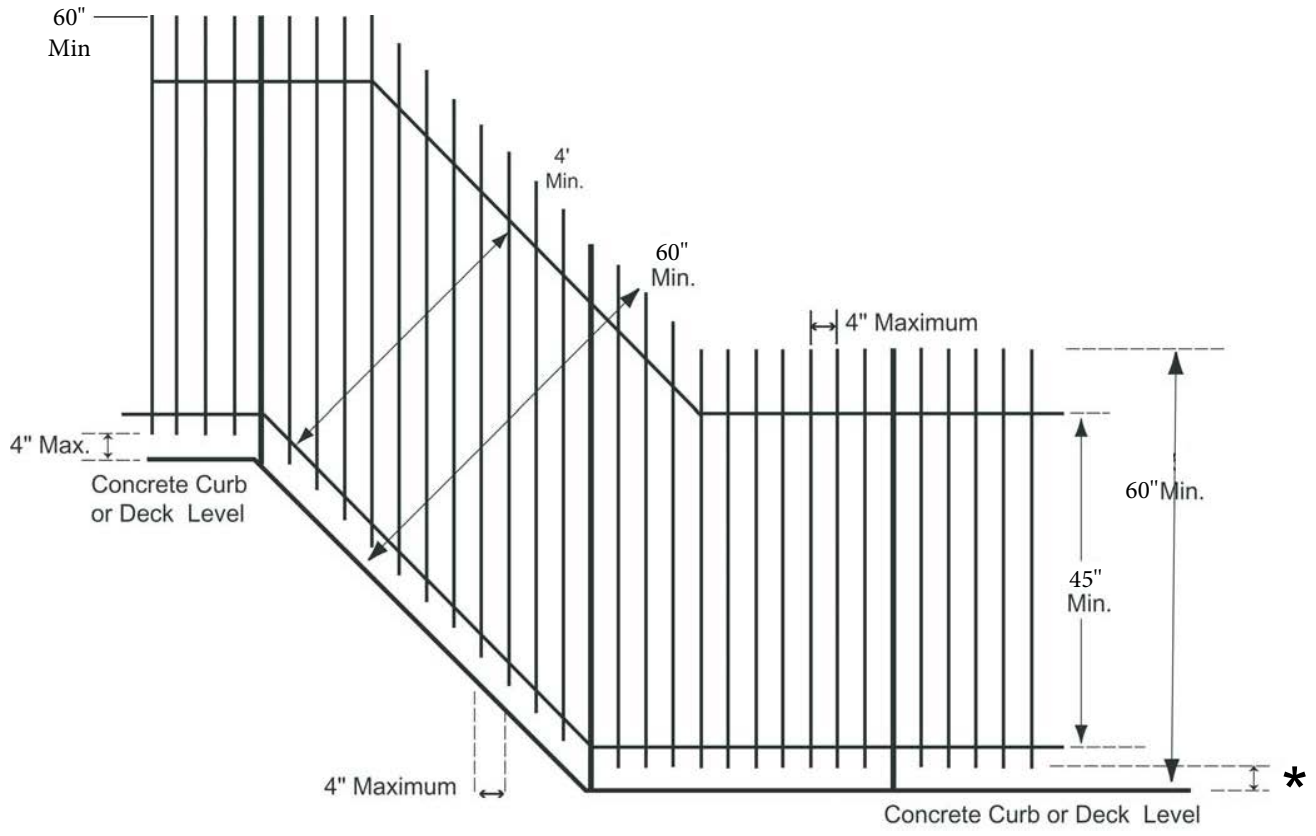


Figure B-1

*4" to concrete curb, sidewalk, deck level or other ridged paving.

* 2" Max to soil or landscaping.

PERPENDICULAR FENCING DIMENSIONS ON SLOPING GROUND

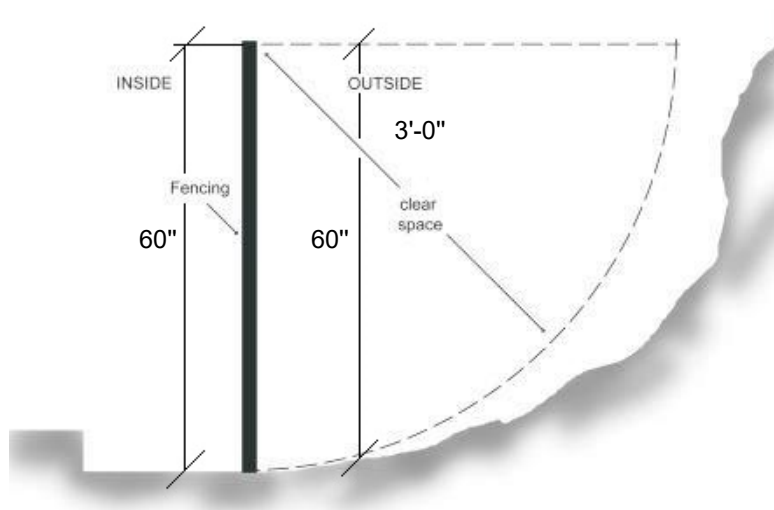
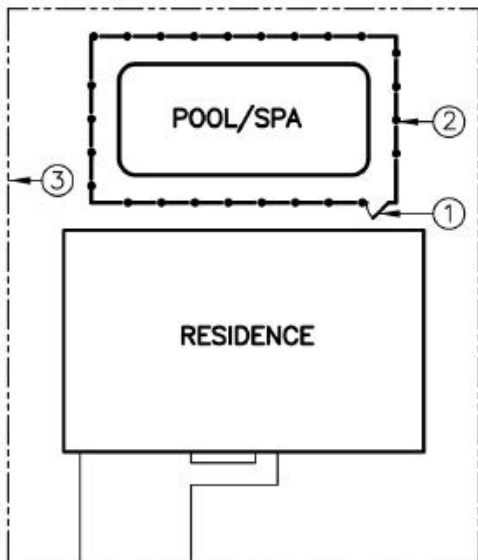


Figure B-2
EFFECTIVE FENCING HEIGHT

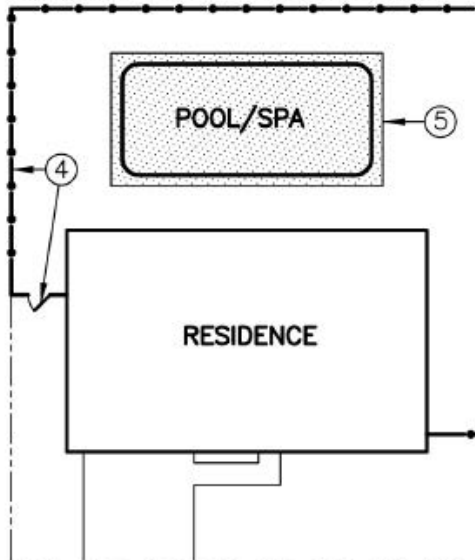
ENCLOSURE AND SAFETY DEVICES

Pools and spas shall be equipped with at least one of the following options.

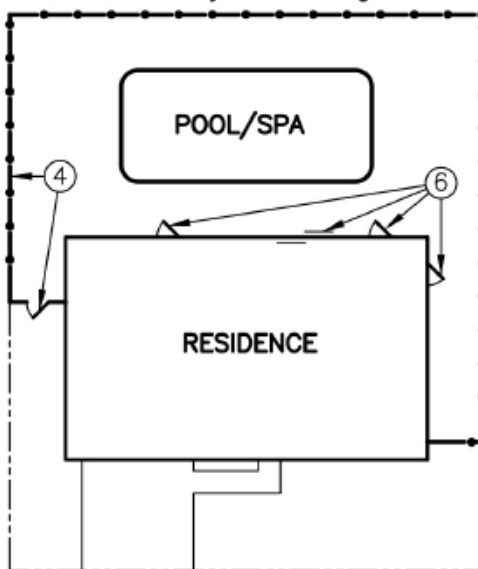
OPTION 1.
Fencing pool/spa only.



OPTION 2.
Pool/spa cover + yard fencing.



OPTION 3.
Exit alarms + yard fencing.



Notes:

1. Requirements from page 3 section 3109.4.1.7
2. Requirements from page 3 sections 3109.4.1 through 3109.4.1.6 and 3109.4.1.10 on page 4
3. Yard fencing and access gates to meet The City of Yorba Linda's requirements.
4. Requirements from page 3 sections 3109.4.1 through 3109.4.1.7 ; 3109.4.1.10
5. Approved safety pool only cover. Spas may use the approved locking safety covers.
See CBC, sections 3109.4.1.8(2) and 3109.4.4.5 (2) for requirements
6. Requirements from page 4 sections 3109.4.1.8 through 3109.4.1.10



CITY OF YORBA LINDA

Building Division

Call 714-961-7120 Permit Counter

or 714-854-7411 Inspection Request Line

Preliminary Pool & Spa Plan Check Requirement Sheets

Swimming Pool & Spa Enclosure and Safety Devices Acknowledgment

Plan Check #:		Date:	
Job Address:			

We, the undersigned, acknowledge that the swimming pool and spa enclosure and safety devices shall have all appropriate building permits and that the enclosure and safety devices shall be installed, inspected and approved. The pre-plaster inspection will not be approved to allow the pool or spa to be filled with water until the enclosure and safety devices are installed, inspected and approved. The swimming pool and spa safety enclosure shall conform to the requirements of Section 3109.4 of the California Building Code.

Owner's Signature

Owner's Printed Name

Contractor's Signature

Contractor's Printed Name

Signature of both the homeowner and the contractor is required.
Only the homeowner's signature is required if the permit is issued as an Owner/Builder.

Pool Maintenance and the Water Quality Act

This is presented to explain the regulatory issues regarding the discharge of pool water and the two methods by which it may be discharged as allowed by Section 512.0 of the Uniform Swimming Pool, Spa & Hot Tub Code as adopted by the City of Yorba Linda.

Waste water from a swimming pool, spa or hot tub may be discharged directly into the existing sanitary sewer. This is an acceptable and preferred method of disposal.

If a sanitary sewer is not located in the area, dechlorinated waste water that satisfies the following criteria may be discharged on the surface on a case by case basis:

- A. The residual chlorine does not exceed 0.1 mg/l (parts per million).
- B. The pH is between 6.5 and 8.5.
- C. The water is free of any unusual coloration.
- D. There is no discharge of filter media.
- E. There is no discharge of acid cleaning wastes.

Compliance in regards to this criteria can be verified by using a pool testing kit. Excess chlorine can be removed by removing the chlorine tablets a couple of days prior to discharge or by purchasing dechlorinated chemicals from pool supply companies.

No construction material, chemicals, or soil shall enter any storm drains or creeks.

Storage of any materials must be covered at all times. Clean up all dry material spills with a broom, not with a hose. Concrete wash out and clean up of tools must be contained on site and is not allowed to enter the storm drain.

By ensuring compliance with this criteria, you will make a significant contribution toward keeping pollutants out of Orange County's creeks, streams and receiving water and help to protect organisms that are sensitive to pool chemicals.

Before you allow anything to go into the gutter or storm drain, stop and think.

Storm drains run directly into channels and creeks, through wetlands and to the ocean.

Remember the ocean begins at your front door.

In addition to the above requirements, all outdoor sinks must have a vent trap and must be connected directly to the sewer, not yard area drains to a street. Any alternate venting shall be approved prior to installation.



CITY OF YORBA LINDA

Building Division

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Preliminary Pool & Spa Plan Check Requirement Sheets

California Health and Safety Code, Section 115920 Swimming Pool Safety Act

Plan Check #:		Date:	
Job Address:			

Whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa at a private, single-family home, the pool or spa shall meet all of the following requirements:

- A. (1) The suction outlet of the pool or spa for which the permit is issued shall be equipped to provide circulation throughout the pool or spa as prescribed in section (b)
 (2) The swimming pool or spa shall have at least two circulation drains per pump that shall be hydraulically balanced and symmetrically plumbed through one or more 'T' fittings, and that are separated by a distance of at least three (3) feet in any direction between drains.
- B. Suction outlets that are at least twelve (12) inches across shall be covered with anti-entrapment grates, as specified in the ASME/ANSI Standard A 112.19.8, that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.
- C. Any backup safety system that the owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in subsections (A and B) shall meet the standards as published in the document, "Guidelines for Entrapment Hazards: Making Pools and Spas Safer," Publication number 363, March 2005, United States Consumer Products Safety Commission.

This certificate shall be returned to the inspector prior to final inspection approval

Contractor's Signature

License No.

Date

Property Owner's Signature



IMPORTANT NOTICE

ATTENTION ALL POOL CONTRACTORS AND OWNER/BUILDERS

CERTIFICATE OF PRE-DECK COMPLIANCE

RE: POOL PRE-DECK INSTALLATION AND INSPECTIONS

- A. All concrete flatwork adjacent to the pool, spa, and house must be a minimum of 2" below house/building stucco weep screeds.
- B. All pool deck steel reinforcement must be bonded to pool steel reinforcement.
- C. Provide #3 re-bar deck reinforcement at 18" O.C. in both directions and provide pool deck thickened edge footing, minimum 6" wide by 8" deep below grade.
- D. Call for pre-deck inspection prior to pouring concrete.
- E. The deputy's daily inspection report(s) are required at time of the "Pre-Deck" inspection.
- F. The laboratory "Breakage" test results are required at time of Final.
- G. All poured in place coping shall be inspected prior to pour.

The above items must be verified, signed off and dated by the contractor or homeowner, leaving a signed statement, on the job site showing compliance with the above items.

The pool contractor or homeowner will prepare, furnish, and post on the job site the Certificate of Pre-Deck Compliance statement, for each job with a signature and name of the pool contractor or homeowner and date, prior to calling for a pre-deck inspection. Failure to comply will result in demolition of all concrete decks and footings. Pool and spa decks are to be built in accordance with moderately expansive soil standards.

Please contact the City of Yorba Linda Building Department 714-961-7120 if you have any questions.

NOTE:

It is a pool contractor's responsibility to make the homeowner aware of all of the above requirements if the permit is issued to a pool contractor. The contractor is responsible for coordination of the above requirements.

Property owners will be responsible for all of the above requirements when the pool permit is issued to an owner/builder.

RECEIVED AND ACKNOWLEDGED BY CONTRACTOR AND/OR HOMEOWNER:

JOB ADDRESS:

SIGNATURE:

DATE:



CITY OF YORBA LINDA

Building Division

Call 714-961-7120 Permit Counter

or 714-854-7411 Inspection Request Line

Preliminary Pool & Spa Plan Check Requirement Sheets

Five (5) Foot Pool Deck

Modification Request

Plan Check #:		Date:	
Job Address:			

A deck five (5) feet minimum in width shall surround each pool and slope to drain away from the pool. Exception: The Building Official may modify or eliminate this requirement, with a written request from the owner, when such request is justified and will not result in an unsafe condition. (107,107.1 ORD. NO. 2016-1032 USPSHTC)

The homeowner may request a modification to this code requirement in writing to the Building Official. A 5 feet deck surrounding a swimming pool serves two primary purposes. The first purpose is for reasonable access for maintenance. The second purpose is for the safety of persons in the swimming pool by providing handhold access around the entire perimeter of the swimming pool should a swimmer require assistance or be in distress. In addition, the full surrounding deck allowing access to persons outside the pool to aid a person in distress within the swimming pool. The requirement for the deletion or alteration of the full surrounding deck may only be granted if equivalent alternate methods are provided to achieve equivalent safety for persons within the swimming pool. The homeowner shall specifically state the proposed equivalent alternate methods and materials and provide specific construction details on the plans.

The homeowner shall list below the proposed equivalent alternate materials and methods proposed for those portions of the swimming pool perimeter where the 5 feet deck will not be provided. These alternate materials and methods proposed are not approved unless this request is signed by the Building Official or his designee. **Please see Yorba Linda Procedure 005 on page 13.**

Owner's Signature

Owner's Printed Name

Building Official or Designee Approval



CITY OF YORBA LINDA

4845 CASA LOMA AVENUE YORBA LINDA, CALIFORNIA 92886

BUILDING DIVISION (714) 961-7120

Procedure No. 005

Policy Subject: Swimming Pool Alternate 5' Deck Provisions
Effective Date: May 24, 2011
Revised: 03-26-20

As an alternate to providing a minimum five (5) foot wide deck completely surrounding any swimming pool or spa, the City of Yorba Linda will accept the following pool safety measures as providing equivalent swimming pool safety. When proposed as an alternate to a five (5) foot wide deck completely surrounding any swimming pool, **complete construction details and dimensions shall be provided on the plans prior to issuance of the permit to construct the swimming pool.**

Any raised bond beam where the coping is located more than twelve (12) inches above the waterline is considered in violation of the requirement for a continuous five (5) foot deck surrounding any swimming pool. That portion of the swimming pool with a raised bond beam in excess of twelve (12) inches above the waterline shall provide alternate safety measures as outlined in this Policy.

The alternates listed below are not the only designs acceptable as an alternate to the five (5) foot deck completely surrounding the swimming pool. Any alternate may be presented to the Building Official for consideration. The alternate shall not be accepted unless specifically signed as accepted on the "Five (5) Foot Pool Deck Modification Request" form by the Building Official or his designee.

1. Provide a seat or shelf along the entire length of the swimming pool not provided with a minimum five (5) foot wide deck or any location where the deck is more than twelve (12) inches above waterline. The seat shall be a minimum of twelve (12) inches wide horizontally, twelve (12) inches deep, and at a depth not to exceed eighteen (18) inches below the waterline.
2. Placement of pre-molded or site fabricated hand-holds placed in the pool wall at a height not to exceed twelve (12) inches above waterline and spaced at a distance not to exceed four (4) feet on center. Such hand-holds shall be placed along the entire length of the swimming pool perimeter not provided with a five (5) foot minimum deck or any location where the deck is more than twelve (12) inches above the waterline.
3. Handhold Definition: A handhold shall be considered the overhang portion of bull nosed coping, cantilevered decking, or a fixed cantilevered element not extending more than 2 inches and not less than 1 inch over the design pool water line horizontally. Handholds shall be no greater than 2 1/2 inches in thickness and a minimum of 1 inch in thickness and spaced no greater than 4 feet on center from each other. All handholds shall be fixed and stable and a maximum of 12 inches above the design waterline level.
4. Coping, approximately twelve (12) inches wide, placed around the entire perimeter of the swimming pool at a height not to exceed twelve (12) inches above the waterline.