

SWIMMING POOL INSTALLATION GUIDE

FOR ONE-TO-TWO FAMILY DWELLINGS

SUBMITTAL REQUIREMENTS

A permit is required for swimming pool installation, remodel and/or modification. Permit shall be obtained prior to the start of the work.

One electronic set of plans, digitally signed by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted (*at minimum, include existing and new floor plans*) shall be a minimum plan size of 11" x 17" and **must be legible** to facilitate digital imaging as a permanent record after the project is completed.

Exterior modifications to buildings require Planning review and approval prior to submittal to the Building Division.

If the property is overseen by a Homeowners Association a letter of authorization signed by the HOA is required.

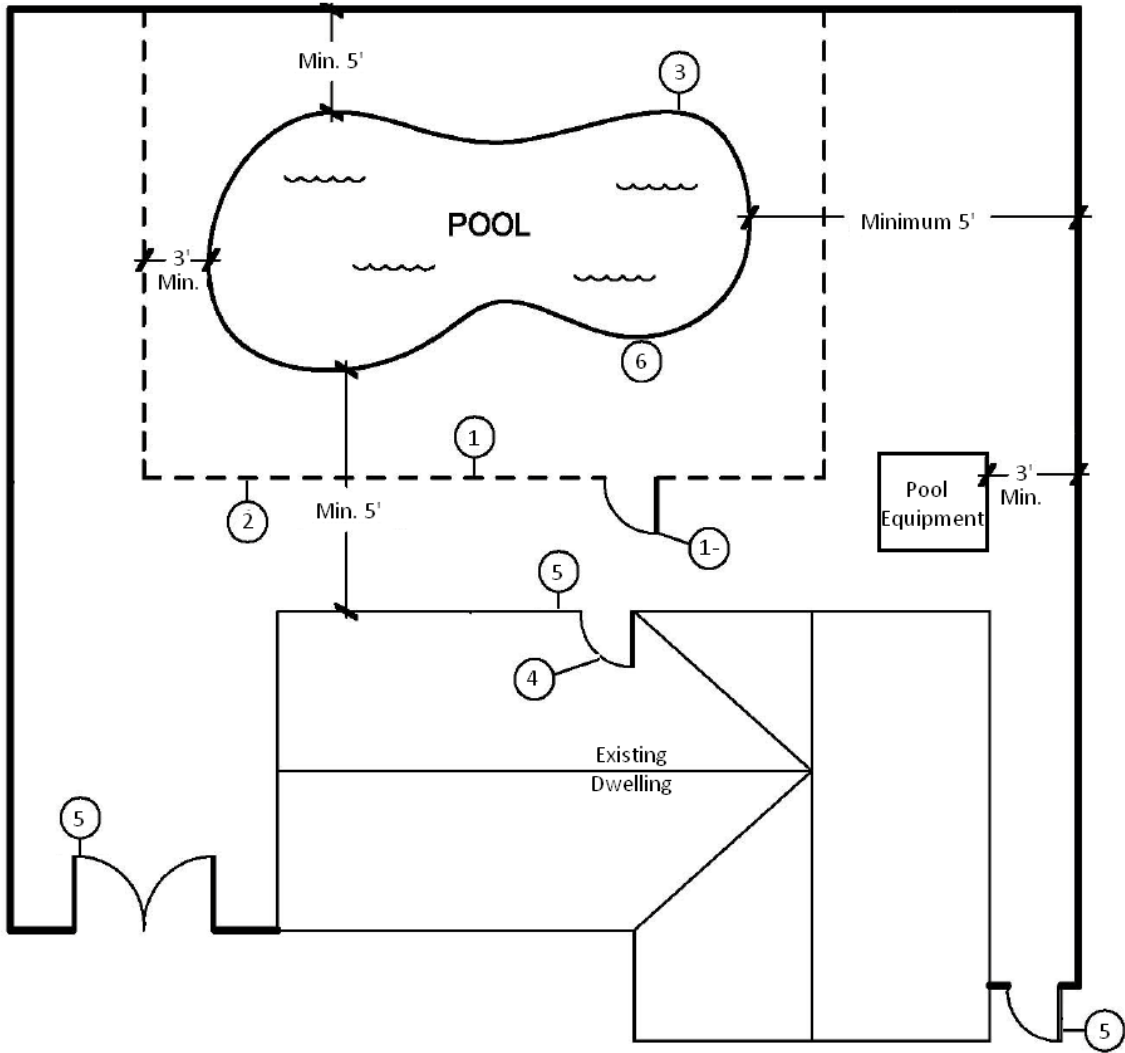
The following is a listing of the general code requirements based on the **2022** California Codes & Mountain View Municipal Code. This handout is intended to provide general information. If you have questions, please contact the Building Division at (650) 903-6313 or email us at building@mountainview.gov.

BASIC CODE REQUIREMENTS

1. Drowning prevention features (CRC Appendix V / CBC 3109): In order to protect occupants of the house and members of the public, drowning prevention safety features are required to restrict unauthorized access to the pool from the house and from the public sidewalk. All private swimming pools shall be equipped with at least two of the following safety features to limit access from both the house and from the public sidewalk (see site plan below).
 - a) An enclosure that isolates the swimming pool or spa from the private single-family home and meets the following requirements:
 - Gates shall open away from the swimming pool with open devices placed no lower than 60 inches above the ground; Gates shall be self-closing with a self-latching.
 - Enclosure shall be a minimum of 60 inches height.
 - The vertical clearance from the ground to the bottom of the enclosure shall be 2 inches maximum.
 - Gaps or voids in the enclosure, if any, do not allow passage of a sphere equal or greater than 4 inches in diameter.
 - The enclosure shall not have any protrusions, cavities or other characteristics that would serve as handholds or footholds.
 - b) 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.
 - c) An approved safety pool cover that meets all the requirements of the ASTM Specifications of the F1346-91.
 - d) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may either be an alarm noise or a verbal warning, such a repeating notification that "the door to the pool is open".
 - e) 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.
 - f) 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 all the requirements for ASTM F2208 Specifications. 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 become submerged in water.

2. Plans must show the location and size of the electrical meter (amps) and gas meter location.
3. Per the Mountain View City Code SEC. 8.51(C) a minimum of 200 amps service disconnect shall be required for one family dwelling and SEC. 8.51(D) a minimum of 125 amps service disconnect shall be required for other than one family dwelling. Provide load calculations for all existing loads and the new/remodel swimming pool tub to justify the service is adequate (CEC 220).
4. Overhead electrical conductors/wires located over the pool/spa and within 10 feet horizontally of the pool/spa shall be a minimum of 22 ½ feet above the maximum water level and 14 ½ feet above any diving platform (CEC table 680.9(A)).
5. Underground wiring shall show compliance with CEC 680.11. Also, minimum cover depths shall be as given in table CEC 300.5.
6. All fixed metal parts, including underwater lighting, fittings, electrical equipment, piping, awning, fences, doors, windows frames, etc. within 5 feet on the inside of the wall shall be bonded (CEC 680.26(B)(7)).
7. Where none of the bonded parts is in direct connection with the pool water, the pool water shall be in direct contact with an approved corrosion-resistant conductive surface that exposes a minimum of 9 square inches of surface area to the pool water at all times. The conductive surface shall be located where it is not exposed to physical damage or dislodgement during usual pool activities and it shall be bonded as noted above (CEC 680.26(C)).
8. The perimeter surface to be bonded shall be considered to extend for 3 feet horizontally beyond the inside walls of the pool and shall include unpaved surfaces and other types of paving (CEC 680.26(B)(2)).
9. Junction boxes shall be a minimum vertical distance of 8 inches above the water or not less than 4 inches above the deck, whichever provides the greater elevation. Junction boxes shall be a minimum horizontal distance of 4 feet from the inside wall of the pool (unless separated by a solid wall, fence, or other permanent barrier) (CEC 680.24 (A)(2)(a)/(b)).
10. At least one GFCI receptacle shall be located between 6 feet and 20 feet from the inside wall of the pool. The receptacle shall be a maximum of 6 feet 6 inches height above the floor, platform, or grade level serving the pool (CEC 680.22 (A)(1)/(3)/(4)).
11. Lighting fixtures/outlets within 5 feet horizontally of the pool shall be installed at a height of not less than 12 feet above the maximum water level of the pool. Lighting fixtures installed between 5 feet and 10 feet from the pool and less than 5 feet in height shall be GFCI protected (CEC 680.22(B)(1)&(B)(4)).
12. Whenever a building permit is issued for new, remodel or modification of an existing swimming pool, toddler pool or spa, the permit shall require that the suction outlet(s) be upgraded so as to be equipped with antientrapment grates, as specified in the ANSI/APSP-16 (CBC 3109-115928 & 115928.5 & CRC Appendix V).
13. If the location of the swimming pool is near windows/glass doors, verify compliance with CRC R308.4.5 Glazing and wet surfaces.
14. All pool equipment must meet the noise level standards of Mountain View Municipal Code Ordinance SEC. 21.26: Noise shall not exceed 50 dBA during the hours of 10:00 p.m. to 7:00 a.m. and 55 dBA during 7:00 a.m. to 10:00 p.m. measured at any location on any receiving residentially used property.
15. Pool equipment shall follow the manufacturer's installation instructions and shall be available on the job site at the time of the inspection (CRC R106.1.2).
16. The swimming pool shall be installed in accordance with the setbacks requirements of the zoning district (by the Planning department).
17. Verify the water conservation requirements when water shortage stage is declared (by the Planning department).
18. If easements on the site, the swimming pool location shall be installed in accordance with the public utility easement (please contact the Public Works department).
19. Applicant shall verify "green book" compliance with PG&E & plans shall provide an approved stamp/letter/email from PG&E.



SWIMMING POOL (SITE PLAN)

OTHER RELATED HANDOUTS

- Smoke Detector & Carbon Monoxide requirements
- GFCI & AFCI requirements
- Self-Certification - Smoke & Carbon Detectors
- Self-Certification - Plumbing Fixtures