



PRIVATE SWIMMING POOL SUBMITTALS

Town of Atherton
Building Department
80 Fair Oaks In
Atherton, California 94027
Phone: (650) 752-0560
Inspection requests:
(650) 752-0542

Swimming Pool Submittal Requirements:

Submit all applicable documents to the [building eplan submittal portal](#)

- _____ [Building Permit Application](#)
- _____ [Planning Department Application](#)
- _____ Town of Atherton [Business License](#)
- _____ A complete set of plans including a complete site plan and structural drawings Each plan sheet must be signed by the designer (Architect, Engineer, Draftsman or Home Owner) responsible for its preparation
- _____ A set of the pool structural calculations (Cover sheet must be signed by the engineer of record)
- _____ Include a single-line gas piping, including pipe sizing calculations, when installing or replacing gas-fired equipment.
- _____ Soils report for all areas West of *Alameda De Las Pulgas* and in all areas with known soils conditions. Soils reports are recommended for all areas.
- _____ [Grading Checklist](#) completed if disturbed area is over 2,500 S.F.
- _____ [Construction Operation and Parking Plan](#) (See the handout “Construction, Operations and Parking Plans” on the Atherton website for details.)
- _____ [Tree Protection Plan](#) which includes the haul road/path to ensure that no root damage will occur on protected trees. (Required tree protection must be installed and inspected by the City Arborist prior to permit issuance.)
- _____ Complete the barrier information page of this handout indicating which barriers will be used and return a copy signed by the home owner.
- _____ If demolishing a pool construction [recycling calculations](#) and a deposit will be required.
- _____ Place the following notes on the cover sheet:
 - A. “Pool Equipment Operation: No pumping, filter, or similar equipment shall be operated between the hours of eight p.m. and eight a.m. and all permits for the erection of pumping, filter and other similar equipment shall include the installation of an automatic timing device adjusted to ensure such hours of operation. A.M.C. 17.40.050(F).”
 - B. “Condition of Approval: Equipment shall be installed and maintained so as not exceed 50 dBA as measured at the property line. A.M.C. 8.16”



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Pool Barrier Information

When constructing a new, or altering an existing pool or spa, and the water depth exceeds 24 inches, the Pool Barrier Requirements (per 2022 CBC §3109.4.4.2; Health and Safety Code 115920 – 115929 (SB 442, Newman); 2022 CRC Appendix G; CBC Section 3109.4.1.4; Health and Safety Code Section 18942(b); and Atherton Municipal Code 8.28.010) are in effect and **at least TWO** of the following seven drowning prevention features must be installed:

- A. An enclosure either near the pool/spa or around a larger area of the property that is at least 6 feet tall and isolates the pool and spa from the single-family home. The walls of buildings may form part of the enclosure;
- 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 pool safety pool cover as defined in subdivision (d) of Section 115921;
- 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 cause either an alarm noise or a verbal warning, such as 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 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; or
- G. 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).

All required swimming pool safety fencing and alarms shall be installed and inspected prior to filling any pool with water. Once inspected and approved, all required pool safety features shall remain in place and be maintained in satisfactory condition to prevent unauthorized entry.

I have read the swimming pool requirements, above, and will maintain the safety cover being used as an alternate to the fence in such a manner to prevent unauthorized entry into the pool.

Property Owner: _____ Signature: _____ Date: _____

Address: _____ Building Permit #: _____



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Private Swimming Pools - Anti-Entrapment Requirements

To eliminate safety hazards on new and existing swimming pools and spas, Section 115920 of the California Health and Safety Code (also known as the Swimming Pool Safety Act) requires that an approved anti-entrapment cover be installed on all pool and spa drains any time a building permit is issued for the construction of a new swimming pool or spa or the remodel or modification of an existing swimming pool, toddler pool, or spa.

Section 115928.5 of the California Health and Safety Code states as follows:

"Whenever a building permit is issued for the construction of a new swimming pool or spa, 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 paragraph (2).
(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 feet in any dimension between the drains.

(b) Suction outlets that are less than 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 an owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in subdivisions (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 Product Safety Commission."

"Whenever a building permit is issued for the remodel or modification of an existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet of the existing swimming pool, toddler pool, or spa be upgraded so as to be equipped with an anti-entrapment cover meeting current standards of the American Society for Testing and Materials (ASTM) or the American Society of Mechanical Engineers (ASME)."

Those obtaining a building permit for a swimming pool or spa remodel or modification should inspect the pool or spa for anti-entrapment safeguards. If the pool/spa does not have one of the newly required safeguards (cover or split suction outlets) they can be retrofitted with a drain cover specifically designed to prevent entrapment. The new covers are readily available and installed simply by removing the existing drain cover and replacing it with the new approved anti-entrapment cover.

Building Department's inspection staff will verify that an anti-entrapment device is installed.



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Some Common Field Items That Can Affect Your Project:

- Tree protection is not maintained.

- Electrical Requirements (per 2022 California Electrical Code, Article 680):
 - At least one receptacle shall be located between 6 and 20 feet away; a single, locking and grounding type, receptacle outlet serving water-pump motors shall be between 6' and 10' away. All receptacles within 20 feet shall have GFCI protection.
 - Lighting fixtures, lighting outlets, ceiling fans and switches shall comply with Article 680.22 (C).
 - Underwater lighting fixtures shall comply with Article 680.23.
 - All metal parts bonded per Article 680.26.
 - All electrical fixtures and equipment grounded per Article 680.23.
 - See additional portions of Article 680 for requirements for specialty items (fountains, deck heater, electric pool covers, listed packaged spa units, indoor spas, etc.)

- Energy Requirements (per the California Energy Commission):
 - Heating equipment, including solar panels, must be CEC Certified.
 - If solar heating is not provided, a 36" minimum line of pipe is required between the filter and the heater to allow for the future addition of solar heating.
 - If solar heating is not provided, a pool/spa cover is required.
 - Pools must have directional inlets that adequately mix the water.
 - Pool circulation pump must be time-switched for running in off-peak electric demand periods, subject to applicable public health standards and set up not run between 8:00 p.m. and 8:00 a.m. in accordance with the Atherton Municipal Code.

- Entrapment Protection for Pool Suction Outlets:
 - Suction outlets shall be designed & installed in accordance w/ ANSI/APSP-7.