



Swimming Pools, Spas & Hot Tubs IN GROUND and ABOVE GROUND REQUIREMENTS

The Following are Building Division requirements

All pools or spas, hot tubs shall comply with Section **1806.5.4 UBC**. The setback between pools regulated by this code and slopes shall be equal to one half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet (2134 mm) from the top of the slope shall be capable of supporting the water in the pool without soil support.

1. Pools or spas, hot tubs is heated with gas, oil, or propane require a Mechanical permit by UMC
2. Pools or spas, hot tubs heated with electricity you must get a Washington State L& I electrical permit by calling 253-596-3808.
3. Pools or spas, hot tubs is connected into the public water system a back flow assembly is required per section 603 UPC 2000 and a plumbing permit.
4. The pool or spa, hot tubs water shall drain to and approved drainage facility per section 307.1 UPC and you can call King County Department of Natural Resources Industrial Waste Program at **(206) 263-3008**. There requirements.
5. All **Commercial & Multi-Family Occupancies** swimming pools & spa's, hot tubs are required to get a building permit from the City of Auburn building department and King or Pierce County Health department permit, and L& I electrical permit.
6. All **Commercial Multi-Family Occupancies** swimming pools & spas, hot tubs are required to comply with the Washington State Barrier Free Code, and if it is a common or public use recreation facility it shall also comply with section 1105.4.4 UBC WAC 51-40
7. All prefabricated swimming pools & spa's, hot tubs that are accessory to a **Residential Occupancy** in which the pool walls are **entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons** **No building permit is required per section 106.2 # 11 UBC**
8. All Prefabricated swimming pools & spa's, hot tubs that are accessory to a **Residential Occupancy** in which the pool walls are **entirely above the adjacent grade and if the capacity does exceeds 5,000 gallons**, **A building permit is required per section 106.2 # 11 UBC**
9. If you use **glass** as a **wall** or a **fence** around any pool, spa or hot tub, **inside** or **outside** a building, it shall comply with section 2406 and section 2406.4 # 9 UBC that states the following:
 - All glazing in **walls** and **fences** used as the barrier for indoor and outdoor swimming pools or spas, hot tub must comply with code when all of the following conditions are present:
 - 9.1 The bottom edge of the glazing is less than 60 inches above the side of the pool or spa, hot tub.
 - 9.2 The glazing is within 5 feet (1525 mm) of a pool or spa, hot tub water's edge.

Additional requirements for Residential Pools, Spas and Hot Tubs
Appendix Chapter 4 UBC
SPECIAL USE AND OCCUPANCY Division I-
BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

SECTION 419 - GENERAL 419.1 Scope. The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of Group R, Division 3 Occupancies.

419.2 Standards of Quality. In addition to the other requirements of this code, safety covers for pools and spas shall meet the requirements for pool and spa safety covers as listed below. The standard listed below is a recognized standard. (See Section 3504.) 1. ASTM F 1346, Standard Performance Specification for Safety Covers and Labeling Requirement for All Covers for Swimming Pools, Spas and Hot Tubs

SECTION 420 - DEFINITIONS For the purpose of this section, certain terms, words and phrases are defined as follows:

ABOVEGROUND/ON-GROUND POOL. See definition of "swimming pool."

BARRIER is a fence, wall, building wall or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.

GRADE is the underlying surface, such as earth or a walking surface.

HOT TUB. See definition of "spa, nonself-contained" and "spa, Self-contained."

IN-GROUND POOL. See definition of "swimming pool." **SEPARATION FENCE** is a barrier that separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

SPA, NONSELF-CONTAINED, is a hydromassage pool or tub for recreational or therapeutic use, not located in health-care facilities, and designed for immersion of users and usually having a filter, heater and motor-driven blower. It may be installed indoors or out doors, on the ground or on a supporting structure, or in the ground or in a supporting structure. A nonself-contained spa is intended for recreational bathing and contains water over 24 inches (610 mm) Deep.

SPA, SELF-CONTAINED, is a continuous-duty appliance in which all control, water-heating and water-circulating equipment is an integral part of the product, located entirely under the spa skirt. A self-contained spa is intended for recreational bathing and contains water over 24 inches (610 mm) deep.

SWIMMING POOL is any structure intended for swimming or recreational bathing that contains water over 24 inches (610 mm) deep. This includes in-ground, aboveground and on-ground swimming pools, and fixed-in-place wading pools.

SWIMMING POOL, INDOOR, is a swimming pool that is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

SWIMMING POOL, OUTDOOR, is any swimming pool that is not an indoor pool.

SECTION 421 - REQUIREMENTS 421.1 Outdoors Swimming Pool. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and **1997** approved prior to plastering or filling with water. The barrier shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4

inches (102 mm) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1143 mm) apart, the horizontal members shall be placed on the poolside of the barrier.

Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

2. Openings in the barrier shall not allow passage of a 13/4-inch- diameter (44.5 mm) sphere.

EXCEPTIONS:

1. When vertical spacing between such openings is 45 inches (1143 mm) or more, the opening size may be increased such that the passage of a 4-inch-diameter (102 mm) sphere is not allowed.
2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (102 mm) when the distance between the tops of horizontal members is 45 inches (1143 mm) or more.
3. Chain link fences used, as the barrier shall not be less than 11 gage.
4. Access gates shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.
5. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, a separation fence meeting the requirements of Items 1, 2, 3 and 4 of Section 421.1 shall be provided.

EXCEPTION: When approved by the building official, one of the following may be used:

1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1372 mm) above the floor.
 2. An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet (3048 mm). The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.
 3. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.
6. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then
 - (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or
 - (2) The ladder or steps shall be surrounded by a barrier that meets the requirements of Items 1 through 5. When the ladder or steps are secured, locked or removed, a barrier complying with Items 1 through 5 shall protect any opening created.

421.2 Indoor Swimming Pool. For an indoor swimming pool, protection shall comply with the requirements of Section 421.1, Item 5.

421.3 Spas and Hot Tubs. For a nonself-contained and self-contained spa or hot tub, protection shall comply with the requirements of Section 421.1.

EXCEPTION: A self-contained spa or hot tub equipped with a listed Safety cover shall be exempt from the requirements of Section 421.1.