CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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SWIMMING POOL & SPA
RESIDENTIAL
PLAN REVIEW COMMENTS

Project Description:

Project Address: **Plan Check No.:**

Permit App. Date: Plan Check Exp.:

Use: Permit Valuation:

Architect/Engineer: Phone:

Applicant/Contact: Phone:

Plan Check Engineer: **Phone:**

X	1st Review: (date)		2nd Review: *Italic comments*		3rd Review: **By Appointment**

The project plans were review for compliance with the following codes and standards:

2019 CBC; 2019 CPC; 2019 CEC; 2019 CMC; 2019 Building Energy Efficiency Standards (BEES); 2019 California Green Building Standards Code (CALGreen); & 2018 International Swimming Pool and Spa Code (ISPSC) as amended by Chapter 15 of the Newport Beach Municipal Code (NBMC).

- *TO EXPEDITE PROJECT APPROVAL:* Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- *AFTER 2nd PLAN REVIEW*: Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at ***www.newportbeachca.gov/government/departments/community-development/building-division/plan-check-status***. Project status is also available by speaking with a permit technician at 949-718-1888 during business hours.

GENERAL

1. Include the following on all plan sheet title blocks:
   a. Site address,
   b. Plan preparer's name, address and telephone number,
   c. Property owner's name, address and telephone number.
2. All permits related to the proposed project shall be issued at the same time, or separate plans and plan review will be required for items not issued with this review. Provide additional permit worksheets for the following:
   a. Accessory structures, detached patio covers and trellises,
   b. Masonry or concrete fences over 3'-6" high or within 3 feet of property lines
   c. Wood fences over 6 ft high,
   d. Retaining walls over 4 ft high from the bottom of the foundation to the top of the wall or within 3 feet of property lines.
3. Obtain plan review approval from the following:
   a. Planning Division,
   b. Public Works Department.
4. All plan sheets shall be signed by the appropriate design professional(s). If the project scope allows plan preparation by other than a licensed individual, such plan preparer shall sign and date all plan sheets. BPCS 5500, et seq.
5. Incorporate the City of Newport Beach's *Swimming Pool & Spa Residential Minimum Construction Requirement* on the plans and circle which method of drowning prevention will be utilized. Form available online at: http://www.newportbeachca.gov/modules/ShowDocument.aspx?documentid=11138

SITE PLAN

6. Site plan must indicate compliance with a pool barrier in accordance with NBMC 15.09 with two drowning prevention devices per CBC Section 3109.2(115922).
7. Identify the installation location for the pool/spa equipment and dimension the outlet separation from the property line and adjacent dwelling openings. The equipment vent shall be 4' away or one-foot above openings in dwelling exterior walls. (CMC 802.8.1)
8. Dimension the pool setback from the top of the adjacent slope, and the overall height of the slope. The face of the pool wall at the base of the wall shall be h/6 ft. away from the face of the slope, where, h, is the overall slope height and the setback shall not be less than 7 feet. (CBC 1808.7.3)
9. Detail the bonding grid or other means of bonding for all walk surfaces within 3 ft of the pool edge, regardless of finish material reinforcing. Landscaped, grass and unreinforced paver surfaces shall be underlayed by an approved bonding grid system. (CEC 680.26 (B2))
10. All fixed metal parts within 5 feet of the pool shall be bonded including, but not limited to, metal-sheathed cables and raceways, metal piping, metal awnings, metal fences, and metal door and window frames. (CEC 680.26 (B7))

POOL BARRIER AND DROWNING PREVENTION SAFETY FEATURES

11. Provide a pool barrier, enclosing the entire pool area from the adjacent properties and public ways. The pool barrier shall comply with the following requirements: (NBMC 15.09, CBC 3109.2 (115923), & ISPSC 305.2.7)

    a. Minimum height of 5 ft above grade, measured from outside of the pool area.

    b. Minimum 45 inches between horizontal members.

    c. Maximum 4-inch clearance between vertical members

    d. When part of the horizontal or vertical members, decorative cutouts shall not exceed 1.75 inches in width.

    e. Maximum 2-inch vertical clearance between the bottom of fence and ground.

    f. Chain link mesh maximum size shall be a 1.75-inch square. When provided with slats fastened at the top and bottom which reduce the openings to 1.75 inches or less.

    g. Diagonal members shall form openings of no more than 1.75 inches.

12. Gates within a barrier or fence shall comply with the following requirements (NBMC 15.09, CBC 3109.115923 & ISPSC 305):

    a. Comply with fence height and spacing requirements.

    b. Include self-closing, and self-latching mechanisms. The self-latching mechanism shall be minimum 60” above the ground.

    c. All gates shall swing out of the pool area.

13. Where any wall of a dwelling serves as part of a pool/spa barrier and doors from the dwelling provide direct access to the pool, those doors shall comply with one of the following (NBMC 15.09, ISPSC 305.4):

    a. All doors providing direct access to the pool/spa area from the residence shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor, or

    b. All doors providing direct access to the pool/spa area from the residence shall be equipped with exit alarms.

14. Specify on the plans two types of drowning prevention safety feature(s), which will be installed. (CBC 3109.2 (115922), NBMC 15.09,)

    a. Intermediate pool enclosure between the house and pool.

    b. The pool or spa shall incorporate removable mesh pool 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. All doors providing direct access to the pool/spa area from the residence shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor.

    d. The residence shall be equipped with exit alarms on all doors providing direct access to the pool/spa. Door alarms shall comply with the following:

        i. Door alarms shall be listed and labeled in accordance with UL 2017. See Residential Swimming Pool & Spa Minimum Construction Requirement. (ISPSC 305.4, NBMC 15.09.210)

ii. Alarm shall produce an audible warning when the door and/or its screen, are opened.

iii. The alarm shall sound continuously for a minimum of 30 seconds within 7 seconds after the door is opened, at a sound pressure level of not less than 85 dBA when measured inside the dwelling at 10 ft from the alarm.

iv. The alarm shall automatically reset under all conditions.

v. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. The deactivation shall last not more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.

vi. Alarms shall be permanently secured by screws or epoxy.

e. An ASTM Specifications F1346-91 (reapproved 2010) approved safety pool cover.

f. Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standards Specification for Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. 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 becomes submerged in water.

15. Provide the following information on the plans for proposed safety pool/spa cover or water entry detection device, if used:

a. Product manufacturer.

b. Product name.

c. Accredited Listing Agency for ASTM F1346 compliance.

16. Provide installation details for the drowning prevention system/device.

17. Identify all glazing installations within 5 feet of the pool or spa water surface. Safety glazing is required in fences, doors and windows, where the glass is within 5 ft. from pool/spa water and less than 60 inches above grade. (CBC 2406.4.5, CRC R308.4.5)

CONSTRUCTION

18. Special Flood Hazard Areas (ISPSC 304, NBMC 15.09.150 & 15.50.200):

a. Pool controls shall be elevated to or above the design flood elevation.

b. Pool equipment, appurtenances, and other associated components shall be elevated and securely anchored to a platform that is elevated to or above the design flood elevation.

c. Tanks shall either be elevated or anchored to resist flood loads during conditions of the design flood.

19. The design water depth as measured at the shallowest point in the shallow area shall be not less than 33 inches and not greater than 4 feet. Shallow areas designed in accordance with Sections 809.6 (Beach or sloping entry), 809.7 (Steps and sloping entry) and 809.8 (Architectural features) shall be exempt from the minimum depth requirement. (ISPSC 807.2)

20. Pools shall have a means of entry and exit in all shallow areas where the design water depth of the shallow area at the shallowest point exceeds 24 inches. Entries and exits shall consist of one or a combination of the following: steps, stairs, ladders, treads, ramps, beach entries, underwater seats, benches, swim-outs and other approved designs. The means of entry and exit shall be located on the shallow side of the first slope change. (ISPSC 809.2)

21. Where water depth in the deep area of a pool exceeds 5 feet, a means of entry and exit shall be provided in the deep area of the pool as indicated in Section 809.2 and (ISPSC 809.3)

22. Pools over 30 feet in width at the deep area shall have an entry and exit on both sides of the deep area of the pool. (ISPSC 809.4)

23. Either a surface skimming system or perimeter overflow system shall be provided for permanent in-ground pools residential and permanent spas residential. (ISPSC 315.2)

24. Where the depth below the design waterline of a pool or spa exceeds 42 inches, handholds along the perimeter shall be provided. Hand-holds shall be located at the top of deck or coping (ISPSC 323.1).

    a. Handholds shall be located not more than 12 inches above the design waterline.

    b. Handholds shall be horizon-tally spaced not greater than 4 feet apart.

25. Handholds shall be one or more of the following (ISPSC 323.1.2):

    a. Top of pool deck or coping.

    b. Secured rope.

    c. Rail.

    d. Rock.

    e. Ledge.

    f. Ladder.

    g. Stair step.

    h. Any design that allows holding on with one hand while at the side of the pool.

26. Spa (ISPSC 904):

    a. The water depth of spa/hot tub shall not exceed 4 feet.

    b. The depth of spa/hot tub seating below the water line shall not exceed 28 inches.

27. Indoor Pool or Spa/Hot Tub:

    a. Indoor pools shall be located in approved ventilated and conditioned areas.

    b. Ventilation rate shall be provided in accordance with ASHRAE 62.1 or equivalent standard.

    c. Indoor pool HVAC systems shall comply with ACCA 10 or equivalent standard.

    d. Where dehumidification is provided to remove moisture, it shall be design in accordance with ASHRAE 62.1 or equivalent standard.

STRUCTURAL

28. Provide a free-standing structural design detail for the pool wall that is less than 7 ft from the top of slope, measured horizontally. (CBC 1808.7.3)

29. Provide a hydrostatic pressure relief valve for in-ground pools where the water table exerts hydrostatic pressure to uplift the pool where empty or drained.

30. Provide a hydrostatic pressure relief valve for spas and hot tubs built in areas of anticipated high water table.

EXCAVATION & SHORING

31. Submit shoring design drawings and calculations by a California licensed civil engineer when the excavation is deeper than 3 ft. and the distance from the pool excavation to the property line is less than the depth of the excavation.

32. Provide a copy 30-day Notice to Excavate to adjacent properties. See attached notification form.