



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

### SWIMMING POOL & SPA RESIDENTIAL PLAN REVIEW COMMENTS

Project Description:

**Project Address:**

Permit App. Date:

Use:

Architect/Engineer:

Applicant/Contact:

**Plan Check Engineer:**

1<sup>st</sup> Review: (date)

2<sup>nd</sup> Review:

*Italic comments*

3<sup>rd</sup> Review:

**By Appointment**

**Plan Check No.:**

Plan Check Exp.:

Permit Valuation:

Phone:

Phone:

**Phone:**

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

2016 CBC; 2016 CPC; 2016 CEC; 2016 CMC; 2016 Building Energy Efficiency Standards (BEES);  
2016 California Green Building Standards Code (CALGreen); & 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 2<sup>nd</sup> 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](http://www.newportbeachca.gov). Project status is also available using the interactive voice response system at 949-644-3255, or 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,
  - 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.
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 per section 3109.4.4.3 CBC with two drowning prevention devices per section 3109.4.4.2 as modified by SB 442 Chaptered 10/11/2017. "An act to amend Sections 115922 and 115925 of the Health and Safety Code, relating to public health. Section 115922. (a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following five drowning prevention safety features:" as amended by 15.04.180 NBMC. (NBMC 15.03.050, 15.04.180 Section 3109.4.4.2 item 3, Senate Bill (SB) 442 Chaptered 10/11/2017)
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 underlaid 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 ENCLOSURE AND DROWNING PREVENTION SAFETY FEATURES**

11. Provide a pool enclosure, enclosing the entire pool area from the adjacent properties and public ways. The pool enclosure shall comply with the following requirements: (NBMC 15.04.180, CBC 3109.4.4.3)
  - 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 2.25 inch square unless 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 15.04.180, CBC 3109.4.1.7, & CBC 3109.4.4.3):
  - 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. Specify on the plans two types of drowning prevention safety feature(s) which will be installed. A drowning prevention safety feature shall be provided 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. (CBC 3109.4.4.2, NBMC 15.04.180, Senate Bill (SB) 442 Chaptered 10/11/2017)
  - a. Intermediate pool enclosure between the house and pool.
  - b. 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.
  - c. 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. (CBC 3109.4.1.8 Item 1).
    - 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.
  - d. An ASTM Specifications F1346-91 (reapproved 2010) approved safety pool cover.
  - e. Permanently installed in-pool sonar alarm systems are not allowed.
14. Provide the following information on the plans for proposed safety pool/spa cover:
- a. Product manufacturer.
  - b. Product name.
  - c. ASTM testing agency approval letter.
15. Provide installation details for the drowning prevention system/device.
16. 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**

17. Special Flood Hazard Areas (NBMC 15.05.140):
- 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.
18. Spa:
- a. The water depth of sap/hot tub shall not exceed 4 feet.
  - b. The depth of spa/hot tub seating below the water line shall not exceed 26 inches.
19. 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**

20. 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)
21. 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.
22. Provide a hydrostatic pressure relief valve for spas and hot tubs built in areas of anticipated high water table.

## **EXCAVATION & SHORING**

23. 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.
24. Provide a copy 30-day Notice to Excavate to adjacent properties. See attached notification form.