

LIMITS OF APPLICABILITY

— USE OF THIS DOCUMENT SHALL NOT PERMIT THE APPLICANT TO MODIFY ANY PORTION(S) OF THIS PLAN OR THESE DETAILS.



BUILDING DIVISION

STANDARD PRIVATE POOL/SPA DROWNING PREVENTION PLAN

SCOPE

This standard plan is only intended to show the location of pool enclosures and drowning prevention safety measures required by the 2025 California Building Code, section 3109 & 2024 ISPSC & NBMC 15.09 for the remodeling or alteration of an existing swimming pool or spa at a private single family home.

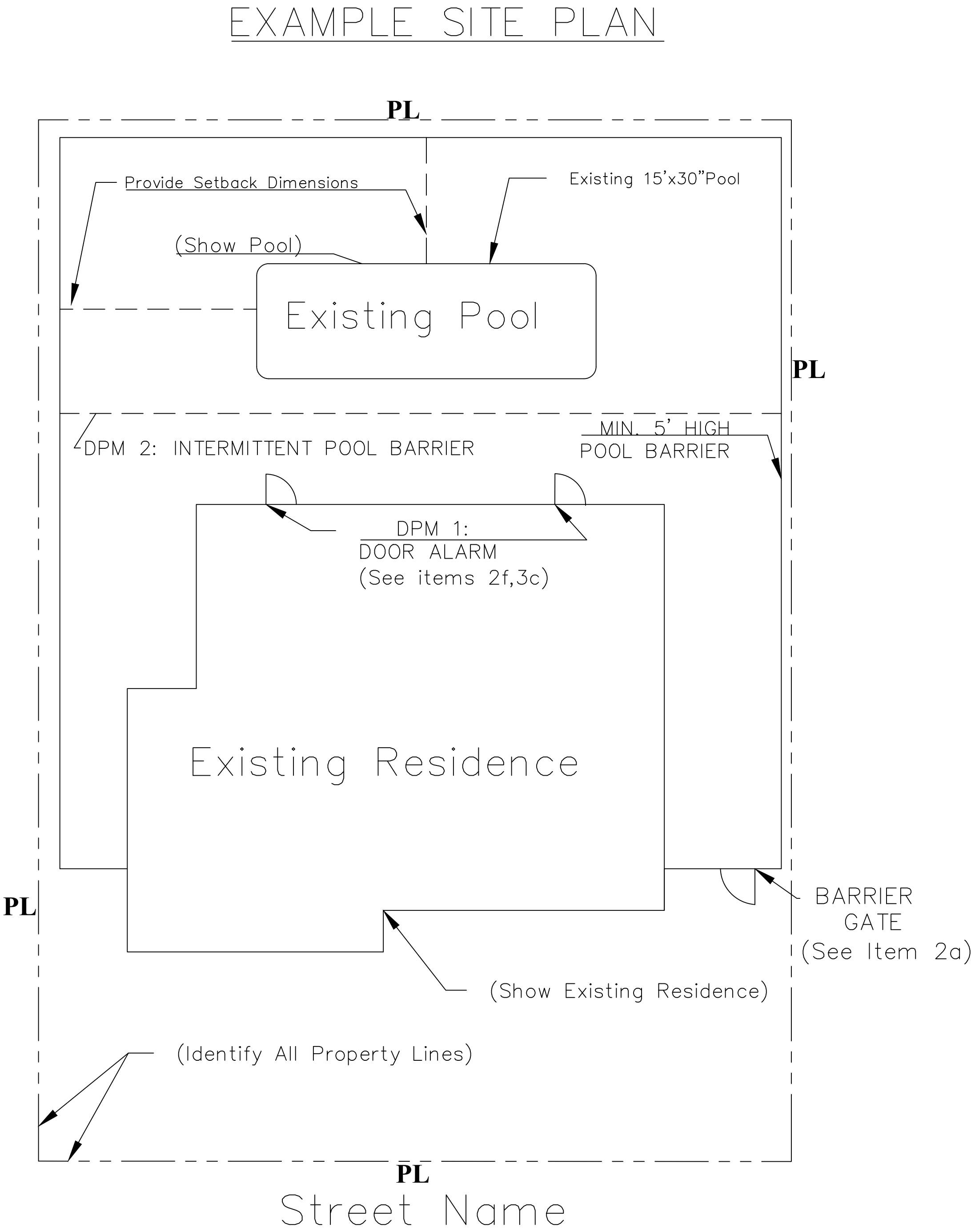
Construction of the swimming pool or spa, fence or walls, or site drainage shall be under separate review and permit.

APPLICABLE STANDARDS

2025 California Residential Code (CRC); 2025 California Building Code (CBC); 2025 California Plumbing Code (CPC); 2025 California Electrical Code (CEC); 2025 California Mechanical Code (CMC); 2025 Building Energy Efficiency Standards (BEES); 2025 California Green Building Standards Code (CBGC); The Newport Beach Municipal Code (NBMC); 2024 International Pool and Spa Code (ISPSC) as amended by NBMC 15.09.

INSTRUCTIONS

- Draw a site plan (aerial view) of your property in the space provided at the right-side of this sheet. Refer to the example site plan and sketch a similar plan for your property including the information required in items 2 and 3, below.
- Identify the swimming pool/spa barrier per CBC section 3109.115923 & ISPSC 305.2 on the site plan. Swimming pool enclosure shall have all of the following characteristics:
 - Any access gates through the barrier shall open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
 - A minimum height of 60 inches above outside grade.
 - A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
 - Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches in diameter.
 - An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
 - Where a wall of a dwelling serves as part of the barrier, one of the following shall apply. CBC 3109.115922 & NBMC 15.09.200:
 - Doors and operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor with direct access to the swimming pool shall be equipped with an alarm that meets the requirements of section 3b, below.
 - Doors with direct access to the swimming pool shall be equipped with self-closing and self-latching devices compliant with section 3c, below.
 - Swimming pool shall be equipped with a safety cover that complies with section 3e, below.
- Identify at least two (2) of the following drowning prevention safety features per CBC section 3109.115922 and NBMC 15.09 on the site plan.
 - An enclosure that meets the requirements of item 2, above, and isolates the swimming pool from the home.
 - Exit alarms on doors with direct access to the pool that meet the following requirements. ISPSC 305.4:
 - Door alarms shall be listed and labeled in accordance with UL 2017.
 - Alarm shall produce an audible warning when the door and/or its screen, are opened.
 - 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.
 - The alarm shall automatically reset under all conditions.
 - 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.
 - Alarms shall be permanently secured by screws or epoxy.
 - A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the finished floor on doors with direct access to the swimming pool. CBC 3109.115922(5)
 - Permanently installed water entry detection device, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water and comply with ASTM Standard F2208. 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.
 - An approved safety pool cover that is tested and listed to meet all of the performance standards of the American Society of Testing and Materials (ASTM), in compliance with standards F1346-91.
 - Permanently installed 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.
 - Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Testing Mechanical Engineers (ASME), inclusive, as determined by the Chief Building Official.
 - Must provide following information for 3d, 3e, and 3f above.
 - Product Manufacturer:
 - Product Name:
 - ASTM Testing Agency



INSPECTION

- Verify Drowning Prevention Measures (DPM)
- Where replacing pool equipment, a sound test by an acoustical engineer is required to demonstrate that the noise level from the pump is less than 55 dBA at the property line. NBMC 10.26.045
- Final Inspection

FOOTNOTES

- Swimming pool means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. Swimming pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and nonportable wading pools (CBC Section 3109.115921(a)).
- Testing agency must be a Nationally Recognized Tesing Laboratory (NRTL) and accredited to perform the specific testing required to meet the standard. Listing and testing agency accreditation subject to review and approval by the building official.

PROPOSED SITE PLAN

Note: Drowning Prevention Measure = DPM
Identify 2 Drowning Prevention Methods in addition to the Pool/Spa Enclosure:
1 _____
2 _____

SCOPE OF WORK:	
PROJECT ADDRESS:	
OWNER'S NAME:	PLAN PREPARER:
TEL. NO.:	CONTACT INFO:
SIGNATURE:	LICENSE NO.: