

Construction Requirements for Spas and Pools

(Items 1-9 for Spas and Items 1-15 for Pools)

1. Minimum five (5) feet high fences are required. Gates must be self-closing and self-latching, with the latch at the height of 4'6". (This must be verified by field check before permit will be issued).
2. Doors with direct access to the pool or spa through a wall that serves as part of the fence barrier shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are open.
3. G.F.I. is required for pool lights and receptacle outlets.
4. Underground metal gas lines shall be factory machine wrapped or plastic coated (buried 12"). Plastic piping (P.V.C.) installed per IAPMO installation standard, which is 10-90, can be used for natural gas yard piping (buried 18").
5. Pool/spa heater stack/vent termination minimum four (4) feet from property line and any windows. Equipment located a minimum of one (1) foot from property line.
6. Pool/spa equipment shall not exceed a noise level of 50 db(a) at property line.
7. 2 copies of pool/spa drainage information forms must be signed by owners and submitted prior to permit issuance.
8. 2 copies of "Request for Permission to Use Construction Equipment" forms shall be filled out and signed by the contractor prior to permit issuance.
9. Los Angeles County Health Department approval required for all public pools and spas.

All new or replacement fossil fueled swimming pool heater systems shall be equipped with all of the following:

10. Outdoor pools shall be equipped with a pool cover.
11. All pools shall be equipped with directional inlets for good mixing of the pool water.
12. An on-off switch mounted on the outside of the heater for easy access to allow shutting off the operation of the heater without adjusting the thermostat setting and to allow restarting without re-lighting the pilot light.
13. A length of plumbing (36" minimum) between the filter and the fossil fuel heater to allow for future addition of solar heating equipment.
14. Time clocks shall be installed on any new or replacement pool circulation pump not already so equipped so that the pump can be set to run in the off-peak electric demand period (unless required to operate an active solar heating system) and for the minimum time necessary to maintain the water in a clean and sanitary condition in keeping with applicable public health standards.
15. A permanent weatherproof plate or card, easily readable giving instructions for the energy efficient operation of the swimming pool and for the proper care of swimming pool water when a pool cover is used.

TMC SECTION 92.5.10 – SWIMMING POOLS

A swimming pool in residential zones or any zone used for residential purposes may occupy a portion of the required rear yard, but in no case shall the outer walls of the pool be less than five (5) feet from an interior side property line or rear property line or building or be less than ten (10) feet from any side street property line or less than twenty (20) feet from the front property line. In addition, in no case shall there be less than a three (3) foot open and unobstructed passageway provided between the outer wall of the pool and the side and rear property lines, or any fence or wall. Where a swimming pool is located in an inner court or yard in conjunction with multiple-family dwellings or apartments, the minimum distance between the outer edge of the pool and the exterior wall of the building shall be ten (10) feet and such space shall be open and unobstructed, except for landscaping.

POOL SETBACKS

FRONT YARD SETBACK:	20 FEET
STREET SIDE YARD SETBACK:	10 FEET
INTERIOR SIDE YARD SETBACK:	5 FEET
REAR YARD SETBACK:	5 FEET
FROM ANY BUILDING:	5 FEET
FENCE:	3 FEET

SPA SETBACKS

- FRONT YARD SETBACK: 10 FEET
- SIDE YARD SETBACK: May extend into the required side yard if the spa is located in the rear one-quarter of the lot.
- REAR YARD SETBACK: No setback is required if two (2) adjacent sides are provided that allow for a 30-inch passageway.

**In no case shall the spa be closer than four (4) feet to a one story building or eight (8) feet from a two story building where the only openable windows or external doors are located directly above the structure.*

PROCEDURE TO OBTAIN CONSTRUCTION PERMIT FOR SPAS / POOLS

1. Submit plans, specifications and a combination permit application for all work to be covered.
2. The building permit plans shall include a site plan with dimensions to fences, property lines, and structures from the spa/pool. The site plan shall also include location of equipment, existing fences, and self-closing gates.
3. The electrical plans shall include a load breakdown analysis on the service panel to justify that there is capacity for the additional circuits. The analysis shall include the wattage and amperage demand of the new circuits. The contractor shall include an electrical circuit drawing to be reviewed by the Senior Electrical Inspector.
4. The plumbing plans shall include an isometric drawing of the spa water line system. The type and BTU capacity of the heater shall be listed as well as the size and specification of the gas line shall be shown on the plans.
5. Provide IAMPO approval number for spa or signed engineering drawings.
6. Provide a copy of the site plan on an 8-½" X 11" sheet of paper.