



Building Department

Construction Requirements for Swimming Pools, Spas and Hot Tubs

Swimming Pool or *Pool* means any structure intended for swimming or recreational bathing that contains water over 18” inches deep. “Swimming Pool” includes in-ground and aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas and non-portable wading pools (California Building Code).

A. Permits Required – A Swimming Pool/Spa permit shall be obtained from the Building Department before construction begins.

1. Submittal Documents

- a.) **Site Plan** – Two copies shall be submitted, and shall include the following:
 - 1.) Provide property identification information (Tract & lot number; address).
 - 2.) Show ALL property lines, dimensions and easements.
 - 3.) Indicate the location of all streets and alleys.
 - 4.) Show all existing and proposed buildings and structures.
 - 5.) Location of any slopes on or adjacent to the subject property (include height and grade of the slope).
 - 6.) Show proposed pool, spa or hot tub location.
 - 7.) All setbacks from the inside edge of the pool (or spa) to the property lines and any existing or proposed structures.
 - 8.) Detail fencing, showing that it will meet minimum pool barrier requirements.
 - 9.) Show the proposed location of the pool equipment, filter and screening.
 - 10.) Show the location, size and type of materials for any gas, water and electric lines (include pipe sizes, conduit sizes, conductor types and sizes, and over-current device sizes and disconnect locations).
 - 11.) Show the location of the gas meter.
 - 12.) Show the location of the electric service and any overhead service line near the pool/spa/tub.
 - 13.) Show the location and BTU demand of any heating equipment.

- 14.) Show a profile of the pool or spa showing depths and section lines.
- 15.) Provide the property owners information (including name, address and phone number).
- 16.) All plans shall be drawn legibly.

b) **Structural Plans** – Two copies shall be submitted, and shall include the following:

- 1.) Diagrams of the pool, spa, hot tub or other structures requiring permits.
- 2.) Specifications and details.
- 3.) Engineering calculations.
- 4.) Soils investigation report, if required by the City Building Official.
- 5.) Special inspection and structural observation programs, if required.
- 6.) Plans shall be legible.
- 7.) A licensed architect or engineer shall prepare, stamp and sign the plans.

B. Location Restrictions

1. A Swimming Pool

- a.) Is only permitted in side and rear yards (not in front yards).
- b.) Must be at least 5’ from any side or rear property line.
- c.) Must be entirely enclosed
 - 1. By buildings, **OR**
 - 2. By fences or walls not less than 5’ or more than 6’ in height that
 - a. Must have self-closing and self-latching gates or doors
 - b. Must have a latching device at least 4’-10” above the ground
 - c. Must be in place and approved before the pool is filled
- d.) Must direct or hood any lighting so as not to shine on other property
{C.M.C. 17.26.19, C.M.C. 17.26.110.A}

2. Mechanical Equipment

- a.) Is only permitted in side and rear yards (not in front yards).
- b.) If less than (or at) 75’ from the front property line, must be at least 3’ from the side property line.
- c.) If greater than 75’ from the front property line, must be at least 5’ from the side property line. (NOTE: This is the requirement for most residential properties in Covina. Please check with the Planning Division to confirm the zoning requirements.)
- d.) Must be at least 3’ from the rear property line.
- e.) All mechanical equipment must be screened from public view (including adjacent and abutting properties).
{C.M.C. 17.26.120, C.M.C. 17.26.130, C.M.C. 17.26.140, Covina Design Guidelines}

C. Electrical Equipment

1. Electrical materials and equipment shall be installed in accordance with the current adopted edition of the National Electrical Code (N.E.C.)
2. Electrical equipment shall be listed and labeled, and shall be installed and used in accordance with any instructions included in the listing or labeling. {N.E.C. article 110-3}
3. Electrical sub-panels shall be provided with a minimum 30 inches by 36 inches unobstructed working area as required by the N.E.C. article 110-16(a).
4. Rigid P.V.C. electrical conduit does not provide the support for electrical equipment, panel boards or junction boxes required by N.E.C. article 347-3(b).

Plumbing Installations

1. All plumbing materials and installations shall conform to the current adopted edition of the Uniform Plumbing Code and I.A.P.M.O. Installation Standards.
2. Gas Piping
 - a.) Plastic gas piping
 - 1.) Shall have at least eighteen (18") inches of earth cover or other equivalent protection. {C.P.C. 1211.5}
 - 2.) Shall have an electrically continuous yellow insulated number 18 AWG copper tracer wire installed with and attached to the underground plastic gas piping and shall terminate above grade at each end. {C.P.C. 1211.16}
 - 3.) Transitions to ferrous piping shall be by listed and approved transition fittings. {C.P.C. 1211.5}
 - 4.) P.E. pipe for exterior locations requires all joints to be welded by a certified pipe welder. {C.P.C. 1210.1, C.P.C. 1211.3}
 - b.) Metallic gas piping
 - 1.) Shall have at least twelve (12") inches of earth cover or other equivalent protection. {C.P.C. 1211.5}
 - 2.) Shall be protectively coated by an approved type of machine applied protective coating. Fittings and damaged coating shall be field wrapped in accordance with I.A.P.M.O. Installation Standards. {C.P.C. 1211.7}
 - c.) All gas piping shall be tested with an air, CO² or nitrogen pressure test of at least ten (10 psi) pounds per square inch for fifteen (15 min.) minutes. {C.P.C. 1204.3.2}

D. Barriers for Swimming Pools, Spas and Hot Tubs – Shall conform to the current adopted edition of the California Building Code (CBC) and Covina Municipal Code (CMC):

1. The top of the barrier shall be at least 5 feet (60") above grade measured on the side of the barrier that faces away from the pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches. Any decorative design work on the side away from the pool, such as protrusions, indentation or

cutouts, which render the barrier easily climbable, is prohibited.

2. Openings in the barrier shall not allow passage of a 1¾ inch diameter sphere. Exception: The opening size may be increased such that the passage of a 4 inch diameter sphere is not allowed if:

a.) The vertical spacing between such openings is 54 inches or more.

3. Chain link fences used as barriers shall not be less than 11 gauge.

{CBC 3101 B, CBC 3150 B}

4. Access gates shall comply with items 1 through 3 above and must swing away from the pool. Pedestrian gates shall be self-closing and have a self-latching device. Such device shall be a minimum of 4'-10" above the ground when accessible from outside the enclosure overhead garage doors and driveway gates shall not be used as part of the pool enclosure. {CMC 8.12.010}

5. Where the wall of a Group U, Division 1 Occupancy, attached or detached garage, serves as part of the barrier and contains door openings between the garage unit and the pool, the door shall be self-closing and self-latching or a separation fence meeting the above shall be provided.

NOTE: Where the wall of any other non-residential occupancy group serves as part of the barrier and contains door openings between the building and the pool, a separation fence meeting the requirements of items 1 through 4 shall be provided. When approved by the Building Official, the exception allowed in number 5 above may be used.

6. Self-contained spas or hot tubs equipped with a listed safety cover, complying with ASTM F-1346-91, shall be exempt from the above listed barrier requirements.

E. Placement of Sand and Building Materials in the Public Street: Requires A Public Works Encroachment Permit. {Covina Municipal Code 11.08.010 & 11.08.460} **See Attached Fee Schedule.**