



ROCKLIN
CALIFORNIA

**SWIMMING POOL
&
SPA**

**INFORMATIONAL
PACKET**

Swimming Pool Requirements

BEFORE THE INSPECTOR ARRIVES AT THE JOB SITE:

- The site address must be posted or displayed, visible from the right-of-way in all directions, and match the address on the issued permit.
- The field inspection job card and approved plans must be on the job site and available for the inspector at time of inspection.
- The owner, contractor or owner's agent must be present at the site for inspections in an occupied residence. City staff will not enter an occupied building with an unattended minor.
- The work to be inspected must be complete and accessible for inspection.

DESIGN REQUIREMENTS:

- Minimum setback for pool structures is 3 feet from side property line, 5 feet from opposite side property line and 3 feet to rear property line. Setbacks measured from water's edge and water source (waterfall, slide, vanishing edge basin)
- Venting for gas pool heaters shall terminate not less than 4' from property line/openable windows
- Pool equipment may not block an egress window.
- Swimming pool and spas must meet the requirements of the current model codes and the Rocklin Municipal Code.
- Pool structure must not encroach into any easement(s).
- Clearance from combustibles to pool heaters shall be per manufacturer's specifications.

CONSTRUCTION REQUIREMENTS

- Construction materials such as dirt, sand and cement shall not be washed into the gutter or storm drain.
- The City of Rocklin's Grading Ordinance and the California Penal Code Section 374.3(b) prohibit dumping of material on public or private property within the City limits and without the consent of the owner. Violators will be subject to fines.
- All fences and gates must be in place when work is completed daily so pool is not accessible by anyone other than property owners.
- All broken sidewalks as a result of pool construction must be fully repaired prior to the final inspection.
- No pool shall be filled with water before the pre-plaster inspection is approved.
- The grading must be complete prior to final inspection. This includes 2% drainage away from the house and all drainage sloping to the street. Note: It is the responsibility of the contractor to see that the grading is completed. All homeowners will be referred back to the contractor for clarification.
- It is the responsibility of the pool contractor to keep all streets, curbs, gutters and sidewalks clean and free of dirt, concrete, and other debris, used in the construction of swimming pools and spas.
- All new yard drain pipe to be SDR-35 or stronger. Flex pipe is not permitted.
- New electrical conduit and gas piping shall not be mounted on the front or street side elevations of the house and shall not be visible from the street. Piping shall be run underground or inside the envelope of the house (attic, crawlspace, garage, etc.) Lines should be mounted to be as visually unobtrusive as possible such as but not limited to behind fences, next to downspouts, tucked under eaves or run along/next to other architectural features to blend visually. Lines to be painted to match the wall color or material that they are mounted against.

Due to liability reasons, the City of Rocklin **will not** make any inspections unless there is an adult present or an authorizing note is left on the front door allowing the inspector to enter the rear yard. **All animals to be restrained!**



City of Rocklin Building Division
3970 Rocklin Road Rocklin CA 95677 (916) 625-5120 (Fax) 625-5195

Swimming Pool Alarm Requirements

Excerpted from Senate Bill No. 442

Section 115922 of the Health and Safety Code

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 seven drowning prevention safety features:

1. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
2. 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.
3. An approved safety pool cover, as defined in subdivision (d) of Section 115921.
4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as repeating notification that "the door to the pool is open."
5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. 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.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

In addition to the above noted Health & Safety Code requirements, compliance with Rocklin Municipal Code Section 17.08.150(D) is required:

Any swimming pool, either in ground or above ground, shall be surrounded by a fence or wall complying with Section 3109.4.4.3 of the California Building Code (CBC). Exception: An existing fence with protrusions, cavities or other physical characteristics that could serve as handholds or footholds, but otherwise complies fully with CBC 3109.4.4 will be deemed to comply when one of four secondary drowning prevention safety features are installed in accordance with CBC 3109.4.4.2, option 2, 3, 6 or 7. The residence shall be equipped with exit alarms on those doors providing direct access to the pool and any gates in such fence or wall shall be self-closing, self-latching and swing away from the pool. The fence or wall must be installed before water is placed in the pool and must comply with all other applicable provisions under RMC Section 17.08.15 and RMC Chapter 17.76 (Fences and Walls).



Swimming Pool Enclosure and Fencing Requirements

Based on the California Building Code (CBC)

An enclosure shall have all of the following per the current CBC:

- 1) Any access gates through the enclosure open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60" above the ground.
- 2) A minimum height of 60".
- 3) A maximum vertical clearance from the ground to the bottom of the enclosure of 2".
- 4) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4" in diameter.
- 5) 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 5 years to climb over.

Fencing Requirements:

- 1) Closely spaced horizontal members:
 - a.) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45", the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75" in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75" in width.
- 2) Widely spaced horizontal members:
 - a.) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45" or more, spacing between vertical members shall not exceed 4". Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75" in width.



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Swimming Pool Plumbing, Mechanical & Energy Requirements

Based on the California Mechanical Code (CMC), the California Plumbing Code (CPC), and the California Energy Code (CEC T-24)

- 1) Backflow prevention required at water supply per **CPC**
 - a.) Manual fill: use AVB (Atmospheric Vacuum Breaker)
 - b.) Auto fill / auto chlorinator: use PVB (Pressure Vacuum Breaker)
 - c.) Metal to PVC pipe connection shall require schedule 80 fitting.

- 2) The swimming pool or spa shall have at least two circulation drains per pump that shall be hydraulically balanced and symmetrically plumbed through one or more T fittings, and that are separated by a distance of at least 3' in any dimension between the drains. Suction outlets that are less than 12" across shall be covered with anti-entrapment grates, as specified in the ASME/ANSI standard A 112.19.8, that cannot be removed except with the use of tools. Slots of openings in the grates or similar protective devices shall be of a shape, area and arrangement that would prevent physical entrapment and would pose any suction hazard to bathers.

- 3) At least 36" of pipe between the filter and the heater to allow for future addition of solar heating required. Per California Energy Code (**CEC T-24**)

- 4) All pools constructed with pool heaters require a pool cover. Per California Energy Code (**CEC T-24**)

- 5) A mechanical draft venting system of other than direct vent type shall terminate at least 4' below, 4' horizontally from or 1' above any door, operable window, or gravity air inlet into any building. The bottom of the vent terminal shall be located at least 12" above grade per CMC.



Swimming Pool Electrical Requirements

Based on the California Electrical Code (CEC)

- 1) All metals within 5' horizontally of the inside walls of the pool and 12' vertically of maximum water level of pool to be bonded per **CEC**. Pool water to be bonded as required per CEC Section 680.26(7)(c). Maintain access for servicing as required per manufacturer's specifications.
- 2) Receptacles that provide power for water pump motors or for other loads directly related to the circulation and sanitations system that are 125v or 240v whether by receptacle or direct connection shall be provided with GFCI protection. Outdoor receptacles to have a bubble cover and receptacle outlet yoke type TR/WR. They shall also be located at least 10' from the inside walls of the pool, or not less than 6' from the inside walls of the pool if they meet all of the requirements of the **CEC**.
- 3) Where a permanently installed pool is installed at a dwelling unit, no fewer than 1 – 125 volt, 15 or 20 amp receptacle on a general purpose branch circuit shall be located not less than 6' from and not more than 20' from the inside wall of the pool per **CEC**.
- 4) Equipotential Bonding Grid: The parts specified in 680.26(B) shall be connected to an equipotential bonding grid with a solid copper conductor, insulated, covered or bare, not smaller than 8AWG or rigid metal conduit of brass or other identified corrosion resistant metal conduit. Connection shall be made by exothermic welding or by listed pressure connectors or clamps that are labeled as being suitable for the purpose and are of stainless steel, brass, copper or copper alloy. The equipotential common bonding grid shall extend under paved and unpaved surfaces for 3' horizontally beyond the inside walls of the pool and shall be permitted to be any of the following:
 - 4.1) Structural reinforcing steel. The structural reinforcing steel of a concrete pool where the reinforcing rods are bonded together by the usual steel tie wires or the equivalent
 - 4.2) Bolted or welded metal pools. The wall of a bolted or welded metal pool
 - 4.3) Alternate means. This system shall be permitted to be constructed as specified (A)-(F)
 - A.) Materials and connections. The grid shall be construction of minimum 8AWG bare solid copper conductors. Conductors shall be bonded to each other at all points of crossing. Connections shall be made per **CEC**.
 - B.) Grid structure. The equipotential bonding grid shall cover the contour of the pool and the pool deck extending 3' horizontally from the inside walls of the pool. The equipotential bonding grid shall be arranged in a 12" x 12" network of conductors in a uniformly space perpendicular grid pattern with tolerance of 4".
 - C.) Securing. The below grade grid shall be secured within or under the pool and deck media per **CEC**.
 - D.) Swimming pools made of fiberglass and vinyl shall be considered nonconductive.
 - E.) All metal parts used to secure vinyl pool liners shall be bonded to the equipotential bonding grid.
 - F.) An intentional bond of 9" sq shall be installed in contact with the pool water of nonconductive swimming pools per **CEC**.



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Notice to Property Owner

As the owner of record for the above referenced address, the City of Rocklin Building Division wants you to be aware that by state law the City enforces the current model codes.

Because of the increased electrical load that is caused by pool equipment, the pool contractor is required to calculate the total electrical load that will apply once the pool/spa is installed. It is required that your pool contractor complete the City of Rocklin's Electrical Load Calculation Sheet and submit it along with your pool plans for plan check.

We suggest that excavation does not start until plans are approved and your permit is issued. Should excavation start prior to issuance of permit, it is at the risk of the pool company.

If pool equipment access is through your neighbor's property, the City approval of the plans does not constitute authority to access their property and that this approval is solely up to the neighbor.

Your pool contractor shall request the following inspections when ready: **Pre-gunite, Pre-deck, Pre-plaster and Final.**

The pool contractor needs to inform you prior to the inspection date. In the event you cannot be home the day of the inspection, an authorization note must be left on the front door or side gate giving the inspector permission to enter the rear yard. Note: All animals shall be restrained!

All fencing must be replaced when the pool contractor is not working on site. If fencing is left down, an inspection will not be given. Also, please refer to your pool contractor should you have any questions on your lot grading.



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Notice to Pool Contractors

The City of Rocklin is enforcing the following field inspections on all swimming pools and spas. Following are some basic guidelines.

1. **Pre-gunite:**
 - Pool water bonding, water bond fittings to be accessible as per CEC Section 680.26(7)(c) and as required per manufacturer's specifications
 - All reinforcement is in place.
 - Underground electrical conduit is in trench.
 - Bonding to pool, equipment pad, light niche, all metal objects within 5' of pool
 - Gas piping in trench and on test.
 - Water lines on test at 35 psi.

2. **Pre-deck:**
 - All forms in place with drains installed.
 - Bonding of **all** metal objects within 5' of water's edge (handrails, ladders, umbrella pockets.)
 - Min. slab thickness with no exposed pipes or conduit (wrap if necessary.)
 - Protect PVC at equipment slab.
 - Gas pipe penetrations in flat work to be sleeved.

3. **Pre-plaster - Prior to filling with water :**
 - All Safety devices **must be installed** and operating properly.
 - Pool barrier / alarms / self-closing doors.
 - Self-closing, self-latching gate(s) must swing away from pool.
 - "Listed" potting compound in all light niche fixtures.
 - Equipment installed and ready for operation.
 - Bonding in place.
 - Pool sub panel completed.
 - Correct breaker size at main panel for equipment installed.
 - All back- flow devices installed.
 - AVB on supply line.
 - Back-flow preventers on hose bibs.
 - Bonding of **all** metal objects within 5' of pool.

4. **Pool Final:**
 - Final electrical
 - Pool lighting.
 - GFCI's and bubble cover TR/WR
 - Bonding of **all** metal objects within 5' of pool.
 - Safety glazing where required.
 - Check sidewalks for damage from equipment access.
 - Lot drainage to fall towards street or other approved location.
 - Heated pool or spa: Thermal cover required on spas and heated pools. Thermal cover to be fitted and installed at time of final inspection.

Please be ready for the inspection desired before scheduling an inspection request.



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Construction Site Stormwater Compliance Reminders

To comply with the requirements of your Construction General Permit, or City Stormwater Ordinance, you must:

- 1) Implement effective best management practices (BMPs) for all pollutants at your site including ~ sediment, concrete waste, stucco waste, paint, fertilizers & fuels.
- 2) Implement effective combination of erosion and sediment control. Prevent erosion by stabilizing all disturbed soil, paying particular attention to exposed slopes.
- 3) Conduct site inspections before, during extended storm events, and after each storm event. Make sure all BMPs are installed properly and are working effectively. If State permitted, note any problems and corrective actions taken in your on-site SWPPP.
- 4) Keep replacement supplies on hand and/or on site.
- 5) Cover all dumpsters ~ especially important during the wet season.
- 6) If you are dewatering ground water from your construction site, you must demonstrate the ground water quality meets all water quality standards prior to discharge.
- 7) If you are using soil amendments (such as lime, fly ash etc.) and they will be exposed to stormwater, you must implement a Sampling Analysis Program.
- 8) Ensure all site personnel are trained in erosion prevention/sediment control techniques, and know their responsibilities under the Construction General Permit and the City's Stormwater Ordinance.
- 9) Immediately report to the Public Services Department any instances of sediment or other pollutant discharges from your construction site.
- 10) Maintain your construction access to minimize tracking.
- 11) Contain wash water from power washing operations and discharge it to porous areas.
- 12) Maintain drain inlet and perimeter protection year round.

Public Services Department:

For more information, contact the Public Services Department at 1-916-625-5500 or access the City's Development Services website at:

https://www.municode.com/library/ca/rocklin/codes/code_of_ordinances

Rocklin Municipal Code-Chapter 15.28 (Grading and Erosion and Sedimentation Control)

Information on the Construction General Permit can be found at the State Water Resources Control Board's website at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml



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Notice to Pool Contractors and Homeowners

Please note that Next-Day pool plan reviews cannot be completed in the following subdivisions due to design review and/or grading restrictions:

Granite Lakes Estates

Caribou Court
Deer Lake Court
Greenbrae Road
Monument Springs Drive
Otter Creek Court

Highlands Unit # 3 & 4

Calverhall Way
Cornwall Court
Cornwall Way
Monument Springs Drive
Norton Court
Rutlan Court
Rutlan Way

Imperial View Unit # 1

East Imperial View Court
West Imperial View Court (Lot 80)

Quarry Ridge Unit 3 & 4

6223 Barrington Hills Drive
4402-4405 Bradbury Court
4450, 4460 & 4461 Barrington Court
6290 & 6300 Brookshire Drive

Stanford Foothills Parcel 103

Cypress Court
Knoll Court
Mountaingate Drive (4501-4557)
St. Andrews Drive (2401-2419)

Whitney Oaks Custom Lots

See attached Whitney Oaks Map. Custom lots are shaded and are subject to the Design Review Guidelines.

Over-the-counter pool plan reviews cannot be completed if your pool project includes the following:

- Outdoor kitchen
- Gas lines with more than 2 branches (gas pool heater, fire pit, outdoor gas BBQ, fire bowls, etc.)
- Patio Covers
- Owner-Builder projects
- Retaining walls exceeding 36" (retained soil) or with a surcharge (house, slope more than a 2:1, etc.)

WHITNEY OAKS

SITE COMPOSITE MAP SHOWING NON-GRADED LOTS BY CATEGORY

% SLOPE	
0-8	MILD
9-20	MODERATE
21-30	STEEP
31+	SEVERE



EXHIBIT A-3

