



City of Grass Valley Building Department
125 East Main Street
Grass Valley, CA 95945
(530) 274-4340
www.cityofgrassvalley.com

Nevada County Building Department
950 Maidu Avenue
Nevada City, CA 95959
(530) 265-1222
www.mynevadacounty.com

"Partnering to Improve Consistency & Customer Service"

Requirements for Submitting Swimming Pool Plans

[Click Here](#) for the City of Grass Valley's plan submittal requirements
or

Contact the Building Department: bdgdept@cityofgrassvalley.com

Swimming Pool Site Plan Requirements

1. Include location where you plan to dispose of the excavated dirt.
 - If dirt disposal is proposed on-site – the maximum allowed is 12" without compaction.
2. Pool equipment pads must be shown and must maintain building setbacks per the assigned [Zoning](#) for the parcel.
 - Above ground pool equipment, such as ladders, rock work, slides, water falls, etc., must meet building setbacks.
3. Pools shall maintain a minimum setback of 5' from any side or rear property line and shall not be permitted within any required front yard setback.
4. If constructing a pool on slopes over 20%, please contact the City of Grass Valley Building Department for [Grading Requirements](#).

Gunite Pools

1. Site plans must specify how you will comply with Access Safety For Swimming Pools & Spas, indicate location of pool equipment, and show location of pool excavation disposal.
2. California Engineer's wet stamped and signed reinforcing steel plan.
3. Highlight the steel schedule and other details that will apply to the project.
4. If a pool heater is installed, note on the plan that the heater will comply with the [2019 California Energy Code](#) and the 2018 International Swimming Pool & Spa Code. Indicate location of pool equipment on site plan. Heated pools may require a pool cover per the California Energy Code.

Vinyl Lined & Fiberglass Pools

1. Site plans must specify how you will comply with Access Safety For Swimming Pools & Spas, show location of pool equipment, and show location of pool excavation spoils
2. Approval from I.C.C. (International Code Council) Evaluation Service that the pool meets Building Code requirements **or**
3. California Engineer's wet stamped and signed plans. Above ground vinyl lined pools are not required to comply with Items 3 & 4 above.
4. If a pool heater is installed, note on the plan that the heater will comply with the [2019 California Energy Code](#) and the 2018 International Swimming Pool & Spa Code. Show pool equipment on the site plan. Heated pools may require a pool cover per the California Energy Code.
5. Elevated deck(s) around pools require a permit. Submit deck plans and indicate the deck(s) on the site plan.

SWIMMING POOL ENCLOSURE REQUIREMENTS

See the [Swimming Pool Enclosure Handout](#)

Proposed enclosure must be included on plans and approved by this office prior to permit issuance

Swimming Pool Inspections

In Ground Pools

1. Pre-gunite inspection: When steel is in place and bonded, before any concrete is placed. Also, all underground/under-slab utilities will be inspected; circulation lines and gas lines shall be on test for inspection.
2. Pre-deck inspection (if not completed at time of pre-gunite inspection): All steel is bonded, and the equipotential bonding grid is completed per the California Electrical Code.
3. Pre-plaster inspection: When gunite is in place, before the finish coat of plaster is applied. At this inspection, the Safety device is to be in place, fence or cover hardware.
4. Final Inspection. The pool is ready for use.

Above Ground Pools

1. Rough electrical inspection. When pool is set-up, before electrical is hooked up and before pool is filled with water. At this inspection, the Safety device is to be in place, fence or cover hardware.
2. Pre-deck inspection. (Before deck footings are poured and before pool is filled). Equipotential bonding grid may be required depending on pool construction material.
3. Final Inspection. The pool is ready for use.

Safety Glazing

Glazing in walls and fences, used as the barrier for indoor and outdoor swimming pools and spas, shall be tempered when all of the following conditions are present:

- a. The bottom edge of the glazing is less than 60" above the pool or spa deck.
- b. The glazing is within 5' of the swimming pool or spa's water edge.

General Electric Code Information

Applies to outdoor pools, spas and hot tubs

A. Wet-niche fixtures:

1. An approved fixture is to be roughed in a minimum of 24" below top of forms. (Must be minimum 18" below water at final)
2. Conduit to the fixture housing must be approved brass, bronze or UL labeled non-metallic conduit and cannot contain conductors for anything except the light fixture.
3. Where listed non-metallic conduit is used between the fixture and the junction box, a No. insulated copper conductor shall be installed in the conduit and its termination in the forming shell of the light shall be encapsulated with a listed potting compound.
4. The pool light junction box must be approved with factory installed grounding terminals and located a minimum 8" above the water, 4" above the deck and 4' from the edge of the water. If the junction box is located in the finished walkway around the pool it must be protected. (Under diving board OK)
5. Ensure that both the fixture and forming shell are listed for use with each other.
6. Permitted to use liquid tight flexible non-metallic conduit from the forming shell to the junction box.

B. Bonding:

An insulated or bare 48 common copper conductor is required to connect the metal of the pool deck and steel, wet-niche housing, diving board, ladder, rails, slide, pump, filter, pool cover motors and any metal within 5' horizontally and 12' vertically of the pool (conduit, piping and other metal parts).

C. Underground wiring shall not be permitted under or within 5' of the pool (except needed pool wiring).

D. Grounding:

1. The following equipment (in addition to the 48 bond) is required to be grounded with an insulated copper grounding conductor sized per CEC Table 250-122 but not smaller than #12 installed in the conduit with the circuit conductors: pool lighting fixtures, all electrical equipment associated with the recirculation system, junction boxes, transformer enclosures, G.F.I.C.'s, panel boards and any other electrical equipment within 5' of the pool.
2. The feeder between a sub-panel and the service equipment shall have an insulated equipment grounding conductor sized per CEC Table 250-122 but not smaller than #12 copper installed with the feeder conductors in conduit. In a single dwelling unit the wiring to the service equipment may be in an approved cable assembly within the dwelling unit only.

E. GFCI's

1. Underwater light(s)- the conduit to the light must be sealed at GFCI enclosure.
2. Electrically operated pool covers (also must be minimum 5' from pool edge).
3. 125-volt receptacles are not permitted to be located less than 10' from the pool edge. GFCI protection is required for receptacles located within 20' of pool edge.(One receptacle is required between 10' and 20' of the pool or outdoor spa)
4. Lighting fixtures and lighting outlets less than 5' above and between 5' and 10' from the pool. (Not permitted less than 5' to the pool)
5. All electrical equipment, including cords used with storable pools.
6. Spas and hot tubs: In addition, listed package units may be connected with a cord no longer than 15' and be GFIC protected.

F. Overhead Conductors are not permitted above an area within 10' horizontally of the pool, above diving structures, stands, towers or platforms. EXCEPTION: If the lines are UTILITY owned, operated and maintained the following clearances for insulated supply or service cables are as follows: 18' in any direction to water or walkway, 14' 1 any direction to diving boards, stands or towers and to the outside edge of diving boards, stands or towers but in no case less than 10'. Check with local utility company prior to digging of pool.

G. Lights for Outdoor Pools:

1. Lights and fans are permitted 12' above the pool.
2. Existing rigidly attached GFIC protected lighting fixtures and lighting outlets are permitted within 5' of the pool edge when located not less than 5' above the water.
3. GFIC protected lighting fixtures are permitted between 5' and 10' of the water edge are permitted to be below 5' above the water surface.
4. Rigidly attached lighting fixtures (non-GFIC protected) are permitted when located more than 5' from the waters' edge and not less than 5' above the waters' surface.

H. Disconnecting means for a pool, spa or hot tub must be accessible, within sight of and not less than 5' horizontally from the inside edge of the pool, spa or hot tub.

I. Electrically Operated Pool Covers:

The electric motors, controllers, and wiring shall be located at least 5' from the inside wall of the pool unless separated from the pool by a wall, cover, or other permanent barrier. Electric motors installed below grade level shall be of the totally enclosed type. All must be GFIC protected. All must be GFIC protected.



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959 - 8617
(530) 265 - 1222 FAX (530) 265 - 8794 www.mynevadacounty.co m

Swimming Pool Safety Barrier Requirements

The intent of the swimming pool barrier requirements is to prevent uncontrolled access by children from a street or adjacent properties and from the home. The Nevada County swimming pool requirements complies with the State Health and Safety Code Section 115920 to 115927 and Nevada County Land Use and Development Code Chapter V. Customers have the choice of the following A or B below when choosing a Pool Barrier.

A. Fencing around property utilizing the house as part of a fence to prevent access to pool must meet the following requirements:

I. Fencing:

- a. Minimum of 60'' (inches) in height above the ground.
- b. Opening between the ground and bottom of the fence is not more than 2'' (inches)
- c. Openings in the fence shall not allow passage of a sphere equal to or greater than 4'' (inches).
- d. 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. **Horizontal members shall be spaced at least 48'' (inches) apart. Chain link may be used provided that the openings are not greater than 1 ¾ inches in any dimension. Welded Wire fencing may be used provided that the spacing between vertical wires is not greater than 1 ¾''.**

II. Gate(s):

- a. Minimum of 60'' (inches) in height above the ground.
- b. Access gates shall open away from the swimming pool.
- c. Shall be a self-closing, self-latching with latching device to be a minimum of 60'' (inches) above the ground.

III. Doors giving direct access to swimming pool area:

- a. Shall be equipped with self-closing, self-latching device placed no lower than 54'' (inches) above the floor or see Section IV (a) below.
- b. Garage man door shall be considered as a gate; shall comply with Gate Requirements see Section II above.

IV. Sliding doors and windows with a sill height less than 48 inches giving direct access to swimming pool area:

- a. Shall be equipped with audible alarm with a sound of sufficient volume which can be heard throughout the dwelling. The alarm device shall be approved by the Chief Building Official.

V. Safety Pool Cover:

- a. Safety pool cover complying with American Society for testing and materials (ASTM), in compliance with standard F1346-91 or approved by Chief Building Official may be used in lieu of alarm devices that are required for doors and sliding doors.

B. Fencing around pool only will meet the following requirements:

I. Fencing:

- a. Minimum of 60'' (inches) above ground.
- b. Openings between the ground and bottom of fence is not more than 2'' (inches)
- c. Openings in fence shall not allow passage of a sphere equal to or greater than 4'' (inches).
- d. Access gates through the enclosure shall open away from the swimming pool and shall be self-latching device placed no lower than 60'' (inches) above the ground.
- e. 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. **Horizontal members shall be spaced at least 48'' (inches) apart. Chain link may be used provided that the openings are not greater than 1 3/4 inches in any dimension. Welded Wire fencing may be used provided that the spacing between vertical wires is not greater than 1 3/4''.**

The Requirement for a Barrier **DOES NOT** apply to any of the following:

- a. Public swimming pools.
- b. Hot tubs or spas with locking safety covers that comply with the American Society for Testing Materials – Emergency Performance Specification (ASTM – F1346-91)
- c. An apartment complex or any residential setting other than a single-family home.
- d. Automatic pool covers complying with ASTM F1346-91 including the following:
 - 1. The operating controls shall be in a fixed location and in line of sight of the complete pool cover or by its operating process.
 - 2. Switching devices shall be key operated or locked way or otherwise located in an inaccessible location. Inaccessible location shall be at a height at least five (5) ft above the deck.

I have read, understood and will comply with the pool barrier requirements under state and local law. If contractor is submitting for permit, property owner must still sign this form. A swimming pool permit will not be issued until this form is completed and returned to this office.

Address: _____

Assessor's Parcel Number (APN): _____

Property owner:

Print

Sign

Date

Contractor:

Print

Sign

Date