

2022 Swimming Pool/Spa Note Sheet

1. Pool and/or spa shall be completely enclosed by 5' minimum high fencing and gates with no openings greater than 4". Gates to be self-closing and self-latching with latch a minimum of 5' high and must be swinging outward. Any walls of residential structure or accessory structure used to complete the enclosure shall have door openings equipped with exit alarms or have a self-closing, self-latching device 60" minimum above the floor.
2. Per County of Orange Ordinance number 22-004, a secondary pool barrier consisting of either removable mesh fence located more than 20" from the water edge with self-closing, self-latching gate that can accommodate a key lockable device, a safety pool cover, a pool alarm for entrance into the water, or other means with greater protection as approved by the building official is required.
3. Glazing within 5' of water edge shall be tempered.
4. Pool equipment not to exceed noise level required by Orange County Noise Ordinance Section 4-6-5 of Division 6 Orange County Codified Ordinance.
5. Special Inspection is required on pools/spas during gunite or shotcrete placement in accordance with 2022 CBC Sections 1705.3, 1908 and Table 1705.3.
6. Concrete, gunite and shotcrete used in pools/spas construction shall be resistant to sulfates per 2022 CBC Chapter 19 and ACI 318-19 Table 19.3.1.1. Use $F'c=4500$ psi 28-day compressive strength with Type V Cement (maximum water/cement ratio = 0.45 per ACI 318-19 Table 19.3.2.1) unless otherwise specify by soil report.
7. For expansive soils, use an Equivalent Fluid Pressure of 100 PCF (for level lot) and 125 PCF (for slopes) when soils report is not available.
8. All electrical shall be in conformance with the 2022 CEC.
9. Pool shell and perimeter paved, and unpaved surfaces shall be bonded in accordance with CEC 680.26(B). Bonding to perimeter surfaces shall be provided as specified in CEC 680.26(B)(2)(a) or (2)(b) and shall be attached to the pool reinforcing steel or copper conductor grid at a minimum of four (4) points uniformly spaced around the perimeter of the pool.
10. Pool/spa water heater and gas piping installation to be in conformance with the 2022 CPC.
11. Pool/Spa shall have at least two circulation suction outlets covered with anti-entrapment grates and be at least 3' apart in any dimension and shall be balanced and plumbed through one or more "T" fittings.
12. All drains, grates, protective devices & skimmer cover for swimming pools/spas must be approved by this agency prior to installation.
13. All equipment shall be installed per manufacturers' recommendations and in accordance with the County of Orange regulations.
14. Prior to steel inspection, Building Inspection will require a memo from the Soil/Geotechnical Engineer stating, "Pool excavation is suitable for the support of the structure and the design assumptions are considered adequate."
15. Any pool or spa heating system or equipment shall be installed only if the manufacturer has certified the system per 2022 California Energy Code section 110.4. Cover shall be installed if outdoor pool/spa has a heat pump or gas heater.
16. Dirt and construction debris shall go to a legal dump site.
17. Property markers must be visible at the time of inspection or a survey will be required.

NOTICE Encroachment PERMIT REQUIRED

CURB CUTS, DRIVEWAYS, EXCAVATIONS, STORAGE OF MATERIAL OR ANY REPAIR WORK IN, OVER, ALONG ACROSS OR THROUGH ANY HIGHWAY WITHOUT FIRST OBTAINING A PERMIT TO DO SO FROM OC PUBLIC WORKS/ OC DEVELOPMENT SERVICES IS AN UNLAWFUL ACT. Sec 6-1-2 Orange County Code (may take 4-6 weeks to obtain permit).
