

POOL, SPA AND HOT TUB INSTALLATIONS

Plan and permit requirements: The following items shall be required in order to obtain a building / electrical / plumbing permit (as applicable) for a spa or hot tub installation.

Submit 3 complete sets of plans drawn to scale. Plans shall include:

1. **Plot Plan** - Show the location of the spa or hot tub in relation to the property lines, any structures and adjacent grade.

2. **Foundation Plan** - Show complete dimensions, piers, footings, anchors, reinforced slab (minimum 3 ½" thickness), Engineered pool /spa shell reinforcement design (wet stamped)

3. **Framing Plan** - Complete framing details for any cover, gazebo, decks. Provide calculations for loading of deck members for any spa or hot tub installed on a deck .

4. **Electrical Plan** - Show electrical conduit type and placement from main service panel / subpanel to spa / hot tub, spa hot tub disconnecting means, conductor size and type, amperage of spa hot tub, location of GFCI receptacle, and any existing receptacles, light fixtures and switches. Provide load calculations and main service size.

5. **Plumbing Plan** - Show the gas piping size, type, placement and length of run from existing source to spa or hot tub. Provide B.T.U. rating of spa.

6. **Fence / Barrier Design Plan** - Every pool, spa and hot tub shall be completely surrounded by an enclosure.

1. Minimum 48" height of fence barrier.
2. Minimum 2" opening from the bottom of fence or barrier to dirt or 4" to concrete.
3. If horizontal rails are used and are less than 45" apart thus creating a ladder, they shall be located on the pool side of fence or barrier.
4. No decorations, protrusions, indentations, etc. which might make the barrier or fence easy to climb shall be allowed on the side away from the pool, spa or hot tub.
5. No opening shall be allowed that will allow a sphere larger than 1 3/4" to pass through.
6. Chain link fencing shall not be less than 11 ga. wire.
7. Gates shall be self closing and latching.
 - A. The latch must be located on the pool side of the gate and at least 3" from the top of the gate.
 - B. The gate and barrier shall have no openings greater than ½" within 18" of the latch or release mechanism.
 - C. Gate shall swing away from pool, spa or hot tub.
 - D. Other gates shall be equipped with lockable hardware or padlocks and must remain locked when not in use.
8. If the dwelling is used as part of the barrier

/ fence the following must be provided.

- A. A self closing self latching mechanism install on all doors that open into the pool/spa/hot tub area with the release located 54" above the floor.
 - B. An audible alarm lasting 30 sec. minimum at 85 dBA measured 10' away from the door on the interior, alarm shall automatically reset the alarm shall be equipped with a manual means to disable for a single opening device shall be located minimum 54" above the floor.
 - C. Other means of protection may be used with approval of the Building Official.
9. Above ground pool with a ladder or steps shall be able to remove the access ladder or steps or the ladder or steps shall be enclosed by a barrier or fence as described in items 1 through 8.
10. Indoor pools shall comply with item 8.
11. Spas and hot tubs are exempt from the above items if a lockable safety cover is installed.

The complete original wording can be found in the Uniform Building Code Appendix Chapter 4.

Please refer to the attached details of some of the standards it'll help clarify some of the less obvious concepts and minimize confusion.

If you still have questions please call 650-259-2330 any weekday morning between 8:30 am and 12:00 Noon.



**POOL, SPA
AND HOT TUB
INSTALLATION
GUIDE LINES**

City of Millbrae

Community Development
Department

Building Division

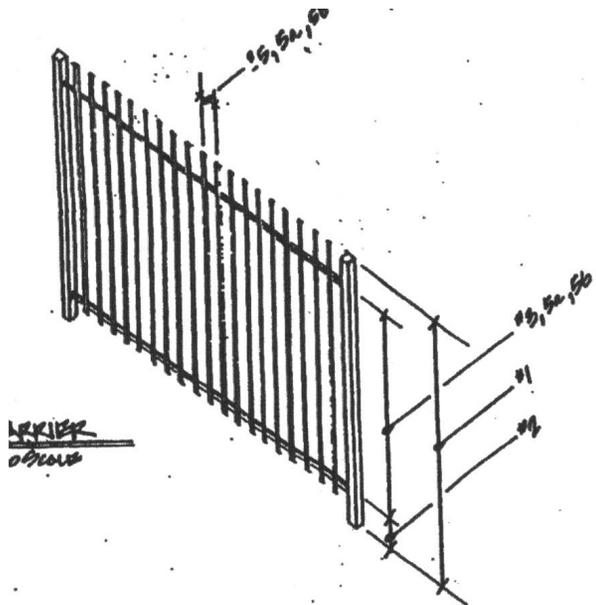
621 Magnolia Ave.
Millbrae, California, 94030

650-259-2330

Fax 650-697-2657

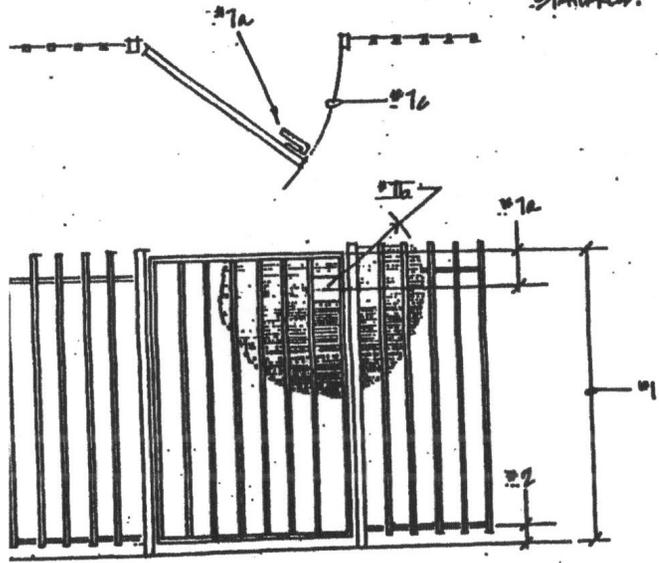
12/30/05

Website - www.ci.millbrae.ca.us

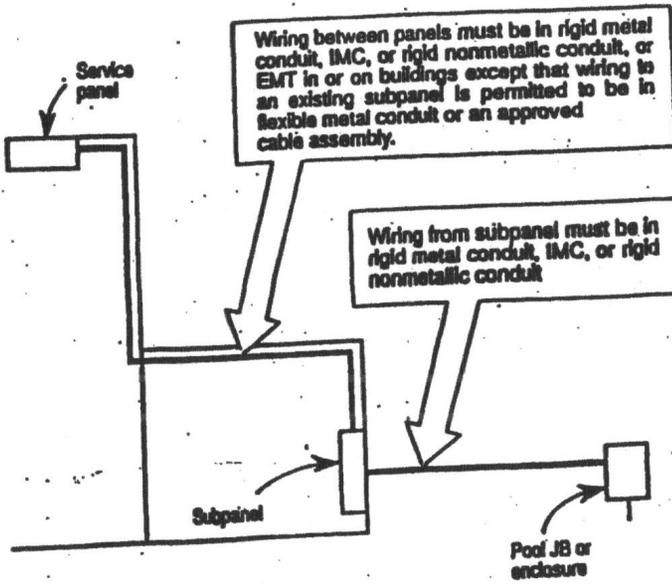
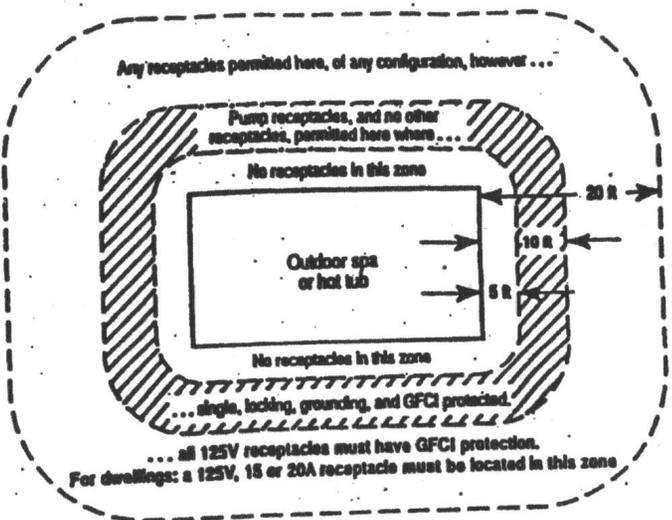


~~ARRIER~~
07/00/00

NOTE: REFER TO HAZARDous PER & ITEMS AND CHECK STANDARDS.



~~CRATE~~
NO SCALE



PLAN VIEW

R. JOW 1-6-90