

Homeowner Letter

Dear Homeowner-

The City of Temecula Building & Safety Department would like to congratulate you on your new pool and/or spa. The City of Temecula has swimming pool requirements that we would like to bring to your attention.

1. A temporary fence and gate shall be in place upon commencing pool construction.
2. Pools and/or spas are required to be fenced on all sides. Where a wall of a dwelling serves as part of the barrier, interior doors of the dwelling, with direct access to the pool through that wall, shall meet the requirements for a gate or shall be equipped with an alarm, which produces an audible warning when the door and its screen, if present, are opened. The garage man door is required to meet the requirements for gates and shall be self-closing, self-latching with a latch fifty four (54) inches above the threshold of the door.
 - A. The alarm and contacts shall be permanently attached with epoxy or screws and shall sound continuously for a minimum of thirty (30) seconds within seven (7) seconds after the door is opened and be capable of providing a sound pressure level of not less than 85 DBA measured indoors at 10 feet.
 - B. The alarm shall automatically reset under all conditions.
 - C. The alarm shall be equipped with a manual means, such as touch pad, to temporarily deactivate the alarm for a single opening. Such deactivation shall last not more than fifteen (15) seconds. The deactivation pad shall be located at least fifty-four (54) inches above the threshold of the door. **Provide the product specifications for any proposed door alarm system on site for inspectors review at pre-plaster inspection.**
3. Fences and gates shall be at least five (5) feet high on outside perimeter of the property. City of Temecula Municipal Code 15.04.020
 1. Any decorative design work on the side away from the pool and/or spa, which would render the fence easily climbable, is prohibited. **Minimum distance between horizontal members on the outside of the fence is forty-five inches (45").** The maximum vertical distance shall be two inches (2") from dirt to the bottom of the fence and four inches (4") from a solid surface, such as concrete and the bottom of the fence.
 2. All gates shall swing away from the pool, be self-closing, and self-latching with the latching device on the outside at least fifty-four inches (54") above the ground. Double leaf gates are permitted, if self-closing and self-latching or padlocked. Garage side doors shall meet the requirements of gates.
 3. Glazing (windows) in walls of the barrier in which the bottom edge of the glazing is less than sixty inches (60") above the pool side of the decking and the glazing is within five feet (5') of the water's edge shall be safety glazing.
 4. Equipotential bonding shall be accomplished by bonding all metallic parts of the walls in the pool structure together, including the reinforcing steel placed at twelve inches (12") o.c. both ways in the pool shell, coping stones and the deck within three feet (3') of the pool or use other listed approved means.
 5. All metals objects within five feet (5') of the pool and/or spa's water's edge shall be bonded to the pool steel.
 6. Electrical receptacle between 10'-20' from inside of the pool and/or spa wall shall be GFI protected.
 7. No electrical receptacles shall be within ten feet (10') of the inside of the pool and/or spa wall.
 8. **Pool and/or spa lights shall be on-site, connected, wired and ready for installation at the time of the pre-plaster inspection.**
 9. For pool drains, a minimum of two (2) outlets separated by a minimum of three feet (3') or located on two different design planes are required.
 10. A pool heater shall be located at least four feet (4') away from an operable window.
 11. The pool and/or spa heating systems and equipment shall comply with California Energy Commission Standards:
 - A. System must be installed with a minimum of three feet (3') of pipe between filter and heater for future solar heating.
 - B. A cover shall be provided for outdoor pool and/or spa with fossil fuel heaters. Covers shall be on-site for final inspections. (Exception: Pool and/or spas deriving a minimum 60% of annual heating energy from site solar energy, or recovered energy).



Pool/Spa Checklist

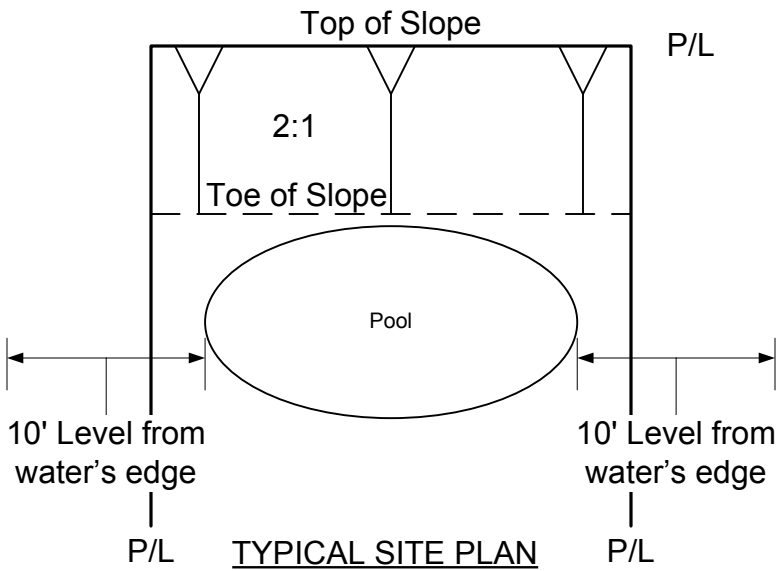
Please submit two (2) sets of plans with all applicable details and structural calculations and one (1) extra site plan.

To help expedite your plan review, please make sure items numbered (1) through (4) listed below are clearly indicated on the plans.

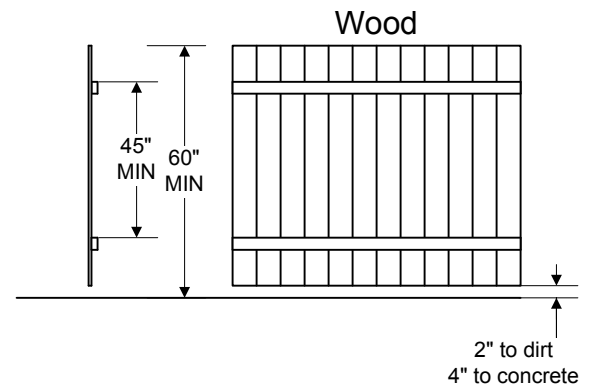
1. _____ Structural plans shall be prepared, stamped and wet signed by a registered civil or structural engineer.
2. _____ Provide a scaled site plan showing property lines and the square footage of the pool and/or spa.
Note: Use scale 1/8" = 1'-0" (Preferably)
3. _____ Site plan shall include, but not limited to, the following items:
 - Contact information (including phone number) for property owner.
 - Job site address, assessor's parcel (APN) number and legal description.
 - Show and label all slopes with heights to determine if adequate details and engineering have been provided. Show site topography, including a minimum of ten feet (10') from water's edge. **(SEE DRAWING A, PAGE 4)**
 - Show and label flow lines and/or underground drainage facilities with inlet locations.
 - Show location and type of all easements on subject property.
 - Show and label pool and/or spa location.
 - Show all setbacks taken from the base edge of pool structure to property line.
 - Show and label all existing and/or proposed pool equipment.
 - Show distances (setbacks) from property lines, structures and windows (that can be opened). Heater shall be located at least 4' away from an operable window.
 - Show and label all existing and proposed improvements (i.e. slides, retaining walls, fences, patios, pool decks, flatwork, BBQ, outside sinks, fire rings, etc.)
 - Show details for all water and/or rock features. (Clearly indicate location of all details)
 - Show location and type of each fence on subject property.
 - Provide section view of new and existing fencing. **(SEE DRAWING B, PAGE 5)**
 - Cross out non-applicable details on engineering drawings not being used.
4. _____ To ensure that the appropriate methods are utilized to minimize the discharge of loose soil, construction debris and trash onto adjacent properties and public right-of-way the following notes shall be clearly indicated on the site plan: ***"Contractor shall provide, implement and maintain erosion and sediment control measures during construction"*** and ***"No construction supplies and/or materials shall be stored in the public right-of-way"***.
5. _____ The swimming pool and/or spa circulation system shall be equipped with anti-entrapment devices complying with Assembly Bill 2977, effective January 1, 2007.

! PERMITS ARE REQUIRED BEFORE ANY EXCAVATION WORK CAN BEGIN ON THE JOB SITE !

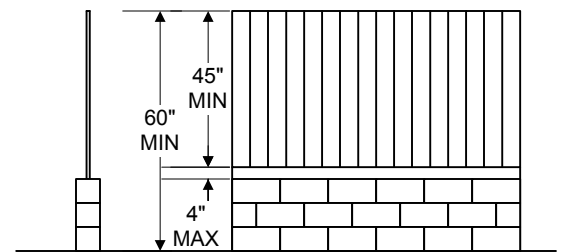
Drawing A



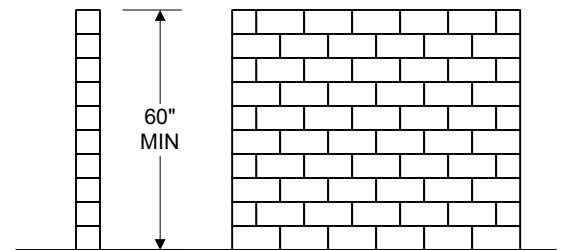
Drawing B



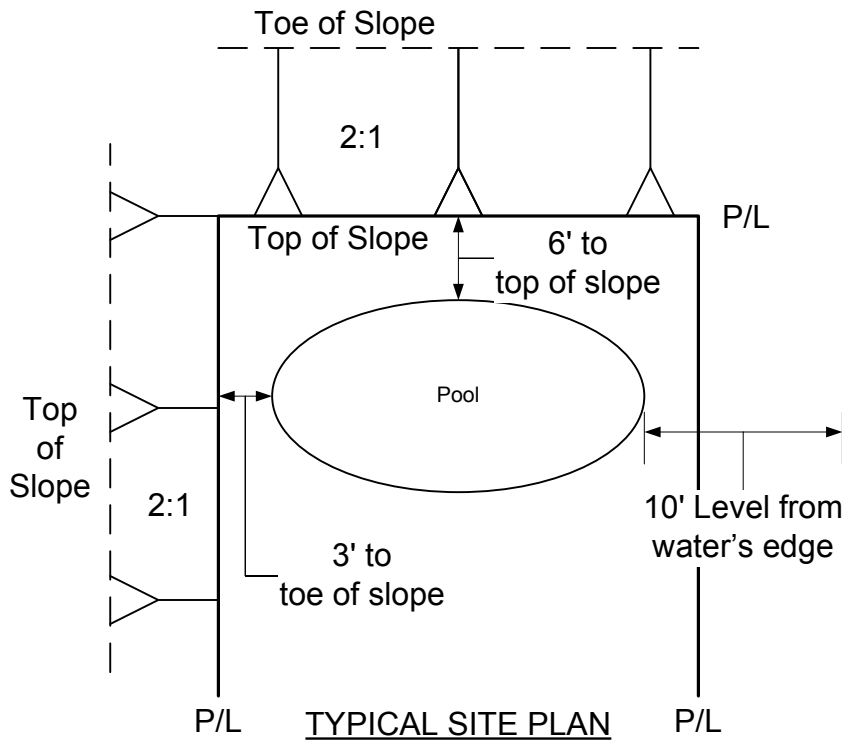
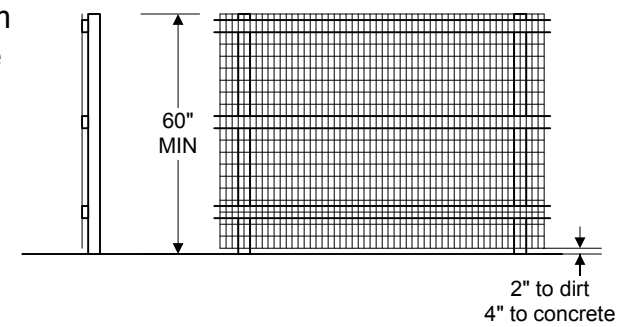
Wrought Iron & Block



Block



2" H x 4" V 16 ga. Non-climbable mesh



The above drawings are provided as examples of how site plans and section views of fences may be presented.