



City of Ripon Building Department

259 N. Wilma Avenue ~ Ripon, CA 95366
(209) 599-2613

Swimming Pool Requirements

This handout is to help provide you with information required to install a swimming pool or spa within the city limits.

Permit Required

A building permit is required for any swimming pool with the walls located below the adjacent grade. A permit is also required for any prefabricated pool with the walls completely above adjacent grade and containing 5,000 gallons or more. A building permit is also required for the installation of a hot tub or spa.

Submittal requirements

- A completed Building Permit application
- Three (3) Sets of plot plans (all set backs are to be shown on plans)
- Two (2) sets of engineering
- Erosion Sediment Control Plan (ESCP) form
- If permit is being pulled as Owner Builder-Owner Builder Disclosure Packet.

All documents listed above must be submitted at once. Omission of any of these items will be considered incomplete and returned.

Location on Property

The minimum set back requirements for pools in a residential neighborhood are:

- Rear Yard: Three (3) feet to property line*
- Side Yard: Three (3) feet to property line
- Structure: Five (5) feet to any structure. (See Building Department for exceptions)
- Pool Equipment: Minimum Ten (10) feet from neighboring property building

Easements or special conditions of the lot may modify setbacks.

*The plot plans shall be approved and stamped by the Department of Environmental Resources if on a lot containing a septic system prior to submitting the building permit application.

Required Inspections

Inspection 1: Pre-Gunite Steel placement, plumbing, electrical, bonding, and spray backing.
ESCP Procedures must be in place

Inspection 2: Pre-Deck Forms, deck drains and equipotential bonding.

Inspection 3: Pre-Plaster Enclosure/Barrier/Alarms, electrical, all USA markings removed.

Inspection 4: Final Approved pool barrier in place, and ESCP requirements met.

We are currently under the 2022 California Building Code, 2022 California Electrical Code 2022, California Plumbing Code, 2022 California Energy Code, and the City of Ripon Municipal Code.

Swimming Pool Barrier Requirements

Swimming pool barrier requirements to meet Chapter 31 of the 2022 CBC. On January 1, 1998, Assembly Bill 3305, regarding swimming pool barrier, became law. The bill was approved by the Governor on September 25, 1996. The new law, HSC 115920-115929, was added to Chapter 5 of Part 10 of Division 104 of the Health and Safety Code, and relates to single family housing. This new law is more restrictive than previous County requirements.

General Information - "Swimming pool" or "pool" means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming pool" includes in ground and above ground structures and includes, but not limited to, hot tubs, spas, portable spas, and non-portable wading pools.

General Provisions -

Commencing January 1, 2018, whenever a construction permit is issued for construction of a new swimming pool that contains water over 18 inches deep at a private, single-family home, shall have at least a minimum of two of the following enclosure/barrier safety features listed:

1. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

115923: An enclosure shall have all of the following characteristics:

- (a) 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 inches above the ground.
- (b) A minimum height of 60 inches.
- (c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
- (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
- (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.

Note: When a portion of the house or garage is used as part of the barrier/enclosure, all doors giving direct access to the pool area shall have approved alarms. (See #4 below)

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. The swimming pool shall be equipped with an approved safety cover which shall meet all requirements and performance standards of the American Society for Testing and Materials (ASTM) standard F1346-91. Cover specifications to be provided at the time of the permit application.
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 a 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).

EXCEPTION: Hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346).

Consumer Notice Requirements:

Any person entering into an agreement to build a swimming pool or spa, or to engage in permitted work on a pool or spa covered by this article, shall give the consumer notice of the requirements of this article.

Pursuant to existing law, the Department of Health Services shall have available on the department's Web site, commencing January 1, 2007, approved pool safety information available for consumers to download. Pool contractors are encouraged to share this information with consumers regarding the potential dangers a pool or spa poses to toddlers. Additionally, pool contractors may provide the consumer with swimming pool safety materials produced from organizations such as the United States Consumer Product Safety Commission, Drowning Prevention Foundation, California Coalition for Children's Safety & Health, Safe Kids Worldwide, Association of Pool and Spa Professionals, or the American Academy of Pediatrics.

Remodel/Modifications:

Whenever a building permit is issued for the remodel or modification of an existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet or suction outlets of the existing swimming pool, toddler pool, or spa be upgraded so as to be equipped with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or a successor standard designated by the federal Consumer Product Safety Commission.

*Alarms shall sound continuously for a minimum of 30 seconds immediately after an exterior door is opened, and shall be capable of being heard throughout the house during normal household activities. The alarm shall be automatically reset under all conditions. The alarm may be equipped with a manual means to temporarily deactivate for a single opening. The deactivation period shall be no longer than 15 seconds shall. The deactivation means shall be located at least 54 inches above the threshold of the door. Alarms may be battery operated or connected to the building electrical system.