



Building Department
12 Journey, Suite 100
Aliso Viejo, CA 92656
Phone (949)425-2540
Fax (949)425-3899
www.avcity.org

POOL & SPA REQUIREMENTS

1. Complete Permit/Plan Review Application and the Zoning Compliance Application
2. Three (3) sets of plans containing the following:
 - a) Site Plan
 - Pool and Spa location on property, including house location on lot.
 - Show slopes (if applicable) or indicate lot is flat.
 - Show location and size of gas and electrical lines being run for the equipment and any BBQ, Fireplace, Firepit, etc.
 - Show setbacks for pool and spa to property line
 - Show distance from pools edge to house (tempered glass is required for window(s) within 5’).
 - b) Two (2) sets of structural plans/calculations.
3. Geotechnical Evaluation and recommendation.
4. Cooperative Imported Red Fire Ant Form (approved for movement of soil).
5. Pool Barrier Compliance Form (signed by the contractor *and* homeowner)
6. Home Owner’s Association approval.
7. Water Quality Permit permit. Requires a water quality inspection prior to starting construction Best Management Practices must be in place prior to scheduling your inspection.
8. Construction & Demolition Recycling forms required. A deposit fee will be collected at time of permit issuance.
9. Encroachment Permit is required for public streets. Requires a \$3,000.00 refundable deposit. Contact Public Works at (949) 425-2530 for requirements.
10. Contact Dig Alert at (800) 227-2600 two (2) working days prior to digging.

Pool Location Per Approved Plan

Measurements are taken from the inside wall of the pool or spa, therefore it must be set per approved plans prior to calling for the first inspection. Any change in location must be approved prior to inspection.



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Pool Perimeter and Barrier Fencing Per the Swimming Pool Safety Act, 2018: Refer to Minimum Barrier Requirements for Pools/Spas & Hot Tubs.

Construction Requirements

All pool construction shall conform to expansive soil details unless a soils report indicates otherwise. Use surcharge details as necessary. Continuous inspection of the pool/spa for the concrete, shotcrete or gunite shall be by a licensed special inspector is required on pools and spas.

Special Inspector shall register with the City prior to the start of work.

Outdoor Equipment

All mechanical equipment shall be set on a concrete base a minimum of 3" above grade. Have manufacturer's installation instructions available on the job site for inspection. The heater vent termination must be a minimum of four feet (4') from any door, window or gravity air inlet into any building measured from the closest edge of the vent. Clearance to any wall shall be per the manufacturer's installation instructions and listing. The heater must have working space at the access door. All pool equipment shall be setback a minimum of 3' from any property line. The subpanel shall have a minimum of 30" width clearance and 36" working clearance in front of it.

Plumbing

PVC Plastic, schedule 40 pipe and fittings may be used for circulating piping systems. The entire system shall be tested and must hold a static water or air pressure test of not less than 35 psi for fifteen minutes. PVC water and air lines must be painted with latex paint to protect them from ultraviolet rays. A thirty-six inch (36") minimum accessible pipe is required between the filter and the fossil fuel heater for the future addition of solar heating equipment. Plastic pipe and fittings designed to be joined by solvent cementing shall comply with appropriate IAPMO installation standards. A minimum of two outlets are required and must be separated by a minimum of three feet (3'). All outlets shall be covered by an anti-vortex cover per current code specifications. Any pool or spa over 750 gallons requires a minimum three-inch (3") P-trap and a backwash line draining to the sewer system. Pools and spas using a cartridge filter may reduce the P-trap size to a minimum of 1 ½ " for drainage.

Gas Piping

Metallic Pipe

Due to the high sulfate soil, metallic pipe shall not be in direct contact with soil unless it is factory coated and being used as a transitional riser connected to P.E. piping.

Non-Metallic Pipe

Non-metallic pipe must be approved PE pipe. Piping and tubing must be labeled with the designated IAPMO certification mark. PE pipe may not be used above ground. The transition from PE pipe to metallic pipe must be made with an approved installation fitting only and be installed in a horizontal position. The horizontal metallic portion of the riser must extend a



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minimum of thirty inches (30") before connecting to the PE pipe. Piping must be buried eighteen inches (18") below grade or twelve inches (12") below concrete. A pressure test is required and must hold 10 psi for fifteen minutes. A copper tracer wire (minimum #14 AWG) must be installed with PE gas piping. A gas shut-off valve is required outside of, and within three feet (3') of the heater.

Electrical

Permanently installed pools and spas must have at least one 125-volt convenience receptacle located a minimum of six feet (6') from and not more than twenty feet (20') from the inside wall of the pool/spa and must be protected by a GFCI. A pool light must have a metallic forming shell connected to a pool light junction box with metallic or non-metallic raceway. Where rigid non-metallic conduit is used, a Number 8 insulated copper conductor must be installed. Junction boxes must be located four feet (4') minimum from the pool and eight inches (8") minimum above the flood level or ground level, whichever is greater. The pool light branch circuit and motor circuits must be GFCI protected. Light fixtures closer than five feet (5') horizontal from the pools edge must be a minimum of twelve feet (12') above the water level. If the light fixture is existing and less than 5' horizontally from the waters edge, it shall be GFCI protected.

All metal parts or components within five feet (5') of the inside wall of the pool or spa (including metal straps for posts, metal fences, window and door frames, etc.), shall be bonded with a Number 8 AWG unspliced solid copper conductor. All pool deck surfaces shall be bonded to the pool steel for a distance of not less than 3' extending out from the waters edge.

Electrical conduit may be a minimum schedule 40 PVC plastic if below grade. The conduit must be buried eighteen inches (18") below grade. The conduit must be UL listed. Above ground conduit may be PVC plastic (minimum schedule 80), or rigid galvanized steel.

All swimming pool/spas with fossil-fuel heaters must contain the following measures mandated by the State Energy Code:

- 1) System is certified with 78% thermal efficiency, on-off switch, weatherproof operating instructions, no electric resistance heating, and no pilot light.
- 2) System is installed with:
 - a. At least a thirty-six inch (36") pipe between the filter and heater for future solar heating.
 - b. Cover for outdoor pool or outdoor spa.

Pool system has directional inlets and a circulation pump time switch.



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Anti-Entrapment Devices

Pools and spas with drains shall have more than one drain (suction outlet) spaced a minimum of three feet (3') apart.

References/General Information.

General. The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of Group R, Division 3 Occupancies, as defined in the California Building Code, 2019 and the City of Aliso Viejo Municipal Code Sections 13.02.065 and 13.02.100.

Definitions. *Swimming Pool* – Any body of water created by artificial means which is designed, intended for use, or used for swimming or immersion purposes, which has a water depth exceeding 18 inches. The term, “pool,” includes swimming pools, spas, hot tubs, above-and below-ground, and vinyl-lined pools; pool does not include plumbing fixtures such as bathtubs nor does it apply to man-made lakes, reservoirs, farm ponds, or ponds used primarily for public park purposes, water conservation purposes, irrigation purposes or for the watering of livestock.