



TOWN OF GATES



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Pools, Spas, Hot Tubs & Storable Pools

Permit is required for all types including portable/storable if capable of containing more than 24" of water (Section R326.2). Please note that checklist does not replace codes as written. Refer to New York State Uniform Code Supplement for current codes and details.

General Barrier Requirements for Pools, Spas & Hot Tubs (including temporary pools):

- Spas and hot tubs do not need a permanent barrier provided it has an approved safety cover installed.
- Storable Pools must adhere to same barrier requirements as permanent pools.
- 48" Barrier height (R326.5.3.1) and needs to be built of rigid construction.
- No gaps or openings shall allow passage of 4 inch diameter (please note that some scenarios below require reduced openings) (R326.5.3.2).
- Gaps between barrier and ground = 2" or less (R326.5.3.1).

Where Barriers are needed (Other scenarios may apply. Please contact Building Inspector for specifics):

Above-Ground Pool, 48" high or more	Pool wall acts as barrier. No additional barrier required if pool measures 48" high around complete circumference of pool (R326.5.3.1).
Above-Ground Pool, less than 48" high	Additional pool barrier is required. See "Barrier Types and Openings" and "Gate & Latching" below.
In-Ground Pool	48" pool barrier required. See "Barrier Types and Openings" and "Gate & Latching" below.
Platform next to pool or climbable areas	Additional barriers may be required if top of platform to top of pool is less than 48". Climbable areas next to pool must be removed or may require barrier. See "Barrier Types and Opening" for details.
Pool Deck with Yard Fence	Yard fence can satisfy barrier requirement to deck if completely surrounding yard but will require alarms at doors to Pool Deck and any climbable window that gives access to pool deck. See "Barrier Types and Opening".
Pool Deck at least 45" high	Guard Rails on deck and along stairway with gate is used as barrier. Top and Bottom Guard Rails 45" or more apart = 4" spindle spacing or 1 3/4" if decorative cutouts (R326.5.3.5).
Pool Deck less than 45" high	If any section of the deck, measured from the decking to the ground is less than 45", you may need to modify guard railing height, gaps between spindle spacing or gap between deck and guard rail to prevent climbing. Please refer to (R326.5.3.5 & R326.5.3.1) and discuss details with the Inspector.
Barrier to Pool deck is at Stairway	-Horizontal rails along guard rail need to be on inside of deck and stairway (R326.5.3.4). -Gate must be located at bottom of stairs or Landing. Double door gates allowed at top of stairs -If gate is at bottom of steps, guard rail along stairway and gate height will need to be at 48".
Barrier is on deck at entrance to Pool	-Gate and Guard Rail in front of pool entrance must maintain 48" height with rails on pool side. Benches, chairs, tables or objects that could be used to climb must not be placed anywhere near guard system at pool entrance.

Barrier Types & Openings: (See building Inspector for any other type of barrier option not listed)

- Lattice Fence** = 1 3/4" openings (R326.5.3.6)
- Chain-link without slats on top/bottom** = 2 1/4" openings (R326.5.3.6) -or- **Chain-link WITH slats on top/bottom** = 1 3/4" openings (R326.5.3.6)
- Other Fences** = Top and Bottom Guard Rails 45" or more apart = 4" spindle spacing or 1 3/4" if decorative cutouts (R326.5.3.5) -or-
Top and Bottom Guard Rails Less than 45" apart = 1 3/4" spindle spacing or decorative cutouts (R326.5.3.4)
- Pool Fence (fence attached directly to pool wall)** = Gap between pool fence and pool wall = 4" or less (R326.5.1)
- Solid Barriers** (Masonry, Stone, etc.) = No indentations or protrusions (to avoid access for climbing) (R326.5.3)

Gate & Latching:

- 48" Gate height and opens outward/away from Pool (R326.5.3.8.1).
- Self-Closing & Self-Latching (R326.5.3.8.2) and Securely locked (R326.5.3.8.3)
- Gate Latch on pool side of enclosure (R326.5.3.8.2) and openings can't be greater than 1/2" within 18" of Latch handle (R326.5.3.8.2). Location of handle: Top of latch handle 54" or higher, measured from ground to top of latch (R326.5.3.8.2) -or- Top of latch handle must be 3" or more below top of gate (R326.5.3.8.2)

House Alarms & Pool Alarms:

- An acceptable pool alarm device, capable of detecting a child entering the water and giving an audible alarm must be installed, used and maintained in accordance with the manufacturer's specifications.
- The pool alarm device must be audible at poolside, as well as inside the house where the pool is located. The pool alarm device cannot be located on a person or be dependent on devices located on a person for its operation. Where applicable, multiple pool alarm devices may be required to provide detection capabilities at every point on the surface of the swimming pool.
- Wall or dwelling can serve as part of barrier (R326.5.3.9.1)
- Doors with direct pool access require Door alarm** (R326.5.3.9.1)
 - Accordance with UL2017
 - Activates within 7 seconds if door or screen opens
 - Alarm continues for at least 30 seconds
 - Alarm can be heard throughout house
 - Ability to disarm manually
 - Deactivation=15 seconds or less
 - Alarm deactivation switch= 54" above threshold of door
 - Other options=self-closing doors with self-latching devices or comparable degree of protection

Ladder/Steps attached to Pool:

- Ladders or pool steps need to be secured/locked or have barrier (R326.5.3.10.1) & (R326.5.3.10.2) and shall not allow passage of 4 inch diameter sphere

Pool Location

- The location of all swimming pools must be at least 10% of the lot width away from all side and rear lot lines; never less than 5 feet away.
- Pool location must be at least 15 feet away from any structure with a foundation
- 20 feet from any active well, septic tank, leach bed, etc. and at least 10 feet from any overhead electrical service lines.

Electrical

- All electrical works needs to be inspected by an independent third party agency, approved by the Town of Gates, as to conform to the New York State Electrical Code.

Swimming Pools, Spas & Hot Tubs

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Code layout have been formatted/arranged for easier reading. Please refer to NYS uniform supplement for current codes

2.24. 2015 IRC Section R326 (Swimming pools, spas and hot tubs). Section R326 of the 2015 IRC shall be deemed to be amended in its entirety to read as follows:

SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS

SECTION R326.1 GENERAL

R326.1 General. The provisions of this Section shall control the design and construction of swimming pools, spas and hot tubs installed in or on the lot of a one- or two-family dwelling.

SECTION R326.2 DEFINITIONS

R326.2 Definitions. For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

ABOVE-GROUND/ON-GROUND POOL. See "Swimming pool".

BARRIER, PERMANENT. A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

BARRIER, TEMPORARY. An approved temporary fence, permanent fence, the wall of a permanent structure, any other structure, or any combination thereof that prevents access to the swimming pool by any person not engaged in the installation or construction of the swimming pool during its installation or construction.

HOT TUB. See "Swimming pool".

IN-GROUND POOL. See "Swimming pool".

RESIDENTIAL. That which is situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.

SPA, NONPORTABLE. See "Swimming pool".

SPA, PORTABLE. A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product.

SUBSTANTIAL DAMAGE. For the purpose of determining compliance with the pool alarm provisions of this appendix, damage of any origin sustained by a swimming pool whereby the cost of restoring the swimming pool to its before-damaged condition would equal or exceed **50** percent of the market value of the swimming pool before the damage occurred.

SUBSTANTIAL MODIFICATION. For the purpose of determining compliance with the pool alarm provisions of this appendix, any repair, alteration, addition or improvement of a swimming pool, the cost of which equals or exceeds **50** percent of the market value of the swimming pool before the improvement or repair is started. If a swimming pool has sustained substantial damage, any repairs are considered substantial modification regardless of the actual repair work performed.

SWIMMING POOL. Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designed to contain, or is capable of containing water more than **24** inches (**610** mm) deep at any point. This includes in-ground, above-ground and on-ground pools; indoor pools; hot tubs; spas; and, fixed-in-place wading pools.

SWIMMING POOL, INDOOR. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

SWIMMING POOL, OUTDOOR. Any swimming pool which is not an indoor pool.

R326.3 SWIMMING POOLS

R326.3.1 In-ground pools.

In-ground pools shall be designed and constructed in conformance with ANSI/NSPI-5.

R326.3.2 Above-ground and on-ground pools.

Above- ground and on-ground pools shall be designed and constructed in conformance with ANSI/NSPI-4.

SECTION R326.4 SPAS AND HOT TUBS

R326.4.1 Permanently installed spas and hot tubs. Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-3 (Standard for Permanently Installed Residential Spas, **1999**).

R326.4.2 Portable spas and hot tubs. Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-6.

SECTION R326.5 BARRIER REQUIREMENTS

R326.5.1 Application. The provisions of this section shall control the design of Barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near-drowning by restricting access to swimming pools, spas and hot tubs.

R326.5.2 Temporary barriers. An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be surrounded by a temporary Barrier during installation or construction and shall remain in place until a permanent Barrier in compliance with Section R326.5.3 is provided.

Exceptions:

1. Above-ground or on-ground pools where the pool structure is the Barrier in compliance with Section R326.5.3.
2. Spas or hot tubs with a safety cover which complies with ASTM F 1346, provided that such safety cover is in place during the period of installation or construction of such hot tub or spa. The temporary removal of a safety cover as required to facilitate the installation or construction of a hot tub or spa during periods when at least one person engaged in the installation or construction is present is permitted.

R326.5.2.1 Height. The top of the temporary Barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the Barrier which faces away from the swimming pool.

R326.5.2.2 Replacement by a permanent barrier. A temporary Barrier shall be replaced by a complying permanent Barrier within either of the following periods:

1. 90 days of the date of issuance of the building permit for the installation or construction of the swimming pool; or
2. 90 days of the date of commencement of the installation or construction of the swimming pool.

R326.5.2.2.1 Replacement extension. Subject to the approval of the code enforcement official, the time period for completion of the permanent Barrier may be extended for good cause, including, but not limited to, adverse weather conditions delaying construction.

R326.5.3 Permanent barriers. An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be surrounded by a Barrier which shall comply with the following:

1. The top of the Barrier
 - Shall be at least 48 inches (1219 mm) above grade measured on the side of the Barrier which faces away from the swimming pool.
 - The maximum vertical clearance between grade and the bottom of the Barrier shall be 2 inches (51 mm) measured on the side of the Barrier which faces away from the swimming pool.
 - Where the top of the pool structure is above grade, such as an above-ground pool
 - The Barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure.
 - Where the Barrier is mounted on top of the pool structure
 - The maximum vertical clearance between the top of the pool structure and the bottom of the Barrier shall be 4 inches (102 mm).
2. Openings in the Barrier
 - Shall not allow passage of a 4-inch-diameter (102 mm) sphere.
3. Solid Barriers which do not have openings, such as a masonry or stone wall
 - Shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the Barrier is composed of horizontal and vertical members AND the distance between the tops of the horizontal members is less than 45 inches (1143 mm)
 - The horizontal members shall be located on the swimming pool side of the fence.
 - Spacing between vertical members shall not exceed 1 3/4 inches (44 mm) in width.
 - Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.
5. Where the Barrier is composed of horizontal and vertical members AND the distance between the tops of the horizontal members is 45 inches (1143 mm) or more,
 - Spacing between vertical members shall not exceed 4 inches (102 mm).
 - Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 2 1/4-inch (57 mm) square
 - Unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches (44 mm).
7. Where the Barrier is composed of diagonal members, such as a lattice fence,
 - The maximum opening formed by the diagonal members shall not be more than 1 3/4 inches (44 mm).
8. Gates shall comply with the requirements of Section R326.5.3, Items 1 through 7, and with the following requirements:
 - 8.1. All gates shall be self-closing. In addition, if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.
 - 8.2. All gates shall be self-latching
 - ✓ With the latch handle located within the enclosure (i.e., on the pool side of the enclosure)
 - ✓ And at least 40 inches (1016 mm) above grade.
 - ✓ In addition, if the latch handle is located less than 54 inches (1372 mm) from the bottom of the gate. The latch handle shall be located at least 3 inches (76 mm) below the top of the gate
 - ✓ And neither the gate nor the barrier shall have any opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the latch handle.
 - 8.3. All gates shall be securely locked with a key, combination or other child proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

9. Where a wall of a dwelling serves as part of the Barrier, one of the following conditions shall be met:

- 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or
- 9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm
 - ✓ Which produces an audible warning when the door and/or its screen, if present, are opened.
 - ✓ The alarm shall be listed in accordance with UL 2017.
 - ✓ The audible alarm shall activate within 7 seconds
 - ✓ And sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened
 - ✓ And be capable of being heard throughout the house during normal household activities.
 - ✓ The alarm shall automatically reset under all conditions.
 - ✓ The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening.
 - ✓ Deactivation shall last for not more than 15 seconds.
 - ✓ The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or (see 9.3)
- 9.3. Other means of protection, such as self-closing doors with self-latching devices, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

10. Where an above-ground pool structure is used as a Barrier or where the Barrier is mounted on top of the pool structure and the means of access is a ladder or steps:

- 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
- 10.2. The ladder or steps shall be surrounded by a Barrier which meets the requirements of Section R326.5.3, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

R326.5.4 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section R326.5.3, Item 9.

R326.5.5 Prohibited locations. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

R326.5.6 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346 shall be exempt from the provisions of this appendix.

SECTION R326.6 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

R326.6.1 General. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.

R326.6.1.1 Compliance alternative. Suction outlets may be designed and installed in accordance with ANSI/APSP-7.

R326.6.2 Suction fittings. Pool and spa suction outlets shall have a cover that conforms to ANSI/ASME A112.19.8M, or an 18 inch by 23 inch (457 mm by 584 mm) drain grate or larger, or an approved channel drain system. **Exception:** Surface skimmers.

R326.6.3 Atmospheric vacuum relief system required. Pool and spa single- or multiple outlet circulation systems shall be equipped with atmospheric vacuum relief should grate covers located therein become missing or broken. This vacuum relief system shall include at least one approved or engineered method of the type specified herein, as follows:

1. Safety vacuum release system conforming to ASME A112.19.17; or
2. An approved gravity drainage system.

R326.6.4 Dual drain separation. Single or multiple pump circulation systems have a minimum of two suction outlets of the approved type. A minimum horizontal or vertical distance of 3 feet (914 mm) shall separate the outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum-relief-protected line to the pump or pumps.

R326.6.5 Pool cleaner fittings. Where provided, vacuum or pressure cleaner fitting(s) shall be located in an accessible position(s) at least 6 inches (152 mm) and not more than 12 inches (305 mm) below the minimum operational water level or as an attachment to the skimmer(s).

SECTION R326.7 SWIMMING POOL AND SPA ALARMS

R326.7.1 Applicability. A swimming pool or spa installed, constructed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm.

Exceptions:

1. A hot tub or spa equipped with a safety cover which complies with ASTM F1346.
2. A swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover which complies with ASTM F1346. Pool alarms shall comply with ASTM F2208 (Standard Specification for Pool Alarms), and shall be installed, used and maintained in accordance with the manufacturer's instructions and this section.

R326.7.2 Multiple alarms. A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be provided.

R326.7.3 Alarm activation. Pool alarms shall activate upon detecting entry into the water and shall sound poolside and inside the dwelling.

R326.7.4 Prohibited alarms. The use of personal immersion alarms shall not be construed as compliance with this section.