



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Swimming Pool and Spa Code (ISPSC) Chapter 2

Submitted by: 2018 International Swimming Pool and Spa Code Committee

RESIDENTIAL SWIMMING POOL (RESIDENTIAL POOL). A pool intended for use that is accessory to a *residential* setting and available only to the household and its guests including any structure intended for swimming or recreational bathing that contains water over 24 18 inches (~~610mm~~) (457.2mm) deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs, spas, and fixed in place wading pools. All other pools shall be considered public pools for purposes of this code.

Types I-V. *Residential* pools suitable for the installation of diving equipment type.

Types O. A nondiving *residential* pool.

Reasons:

The added text enhances this important definition and keeps us in line with previous code language. 18" depth is in accordance with A,R.S., Section 36-1681.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Swimming Pool and Spa Code (ISPSC) Section 305.1

Submitted by: 2018 International Swimming Pool and Spa Code Committee

305.1 General.

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

It is the responsibility of the property owner and any other person in responsible charge of a swimming pool to ensure that the required swimming pool barrier, including all gates, doors, locks, latches, and other portions of the barrier are maintained safe and in good working order at all times. No person shall alter or remove any portion of a swimming pool barrier except to repair, reconstruct, or replace the barrier in compliance with the provisions of this section. All barriers shall be installed, inspected, and approved prior to plastering or filling with water.

Reasons:

This paragraph was located in section AG105.2 of the 2012 IRC Appendix G. It provides important information for the pool owner and should be included in the new ISPSC.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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Amendment to 2018 International Swimming Pool and Spa Code (ISPSC) Section 305.2.1(1)

Submitted by: 2018 International Swimming Pool and Spa Code Committee

305.2.1. (1) Barrier height and clearances.

Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than ~~48 inches (1219 mm)~~ **60" (1524 mm)** (above grade) where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

Reasons:

The provision for the required pool barrier fence height was set at five feet in the previous 2012 IRC, Appendix G. This is in accordance with A.R.S. § 36-1681 and City of Phoenix Ordinance G-3316, adopted on May 4, 1990.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Swimming Pool and Spa Code (ISPSC) Section 305.2.7

Submitted by: 2018 International Swimming Pool and Spa Code Committee

305.2.7 Chain link dimensions.

The maximum opening formed by a chain link fence shall be not more than 1³/₄ inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1³/₄ inches (44 mm). The mesh shall not be less than 11 wire gauge.

Reasons:

The provision for the chain link wire gauge was in the previous Appendix G.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: YES NO

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Swimming Pool and Spa Code (ISPSC) Section 305.3.2

Submitted by: 2018 International Swimming Pool and Spa Code Committee

305.3.2 Double or multiple gates.

~~Double gates or multiple gates~~ If a set of double gates or multiple gates is the only access to the yard area where the pool is located, they shall have not fewer than one leaf secured in place and the adjacent leaf shall be self-closing and be secured with a self-latching device. The gate and barrier shall not have openings larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism. The self-latching device shall comply with the requirements of Section 305.3.3.

If a pedestrian gate is present in conjunction with the double or multiple gates, the double or multiple gates need not be self-closing or self-latching and shall be equipped with a padlock or similar locking device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

- A. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and
- B. The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Reasons:

The 2012 IRC, Appendix G, section AG 105.2.8 did not address RV type double gates as being required to meet section AG 105.2 (1) through (7). (Self-closing, self-latching, etc.) This clarifies that it is necessary if it is the only gate to the yard area with the pool.

The second paragraph is taken from the 2012 IRC, Appendix G with added clarification to exclude RV type gates if there is also a pedestrian gate present that meets the 2018 ISPSC section 305.5.

Cost Impact: Minimal cost impact.

Some cost may be realized to properly equip an RV type gate if required.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Swimming Pool and Spa Code (ISPSC)
Section 305.4**

Submitted by: 2018 International Swimming Pool and Spa Code Committee

305.4 Structure wall as a barrier.

Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

- ~~1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be *listed and labeled* as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches (1372 mm) or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.~~
- ~~2. A safety cover that is *listed and labeled* in accordance with ASTM F1346 is installed for the pools and spas.~~
- ~~3. An *approved* means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.~~
1. The pool shall be equipped with a key operated powered safety cover in compliance with ASTM F1346. The keyed pool cover switch shall be located not less than 54 inches (1372 mm) above the floor or adjacent ground level and where the entire pool cover can be visually inspected; or
2. All doors leading from the dwelling unit or guest room, directly into a yard with a swimming pool, shall swing away from the pool, shall be self-closing and self-latching, and shall be equipped with a locking device. The release mechanism for the latch or a secondary locking device, shall be located not less than 54 inches (1372 mm) above the floor. A locking latch which uses a key, electronic opener, or integral combination lock may be located at any height on the door. Sliding doors shall not form any part of a required barrier unless the self-closing and self-latching mechanism is specifically approved.
3. Multi panel sliding doors or walls shall meet the requirements of ISPSC 305.4.2., or shall be secured in place by a permanent fastening method that requires a tool to remove. If a sliding glass door or panel is the only door to the pool area it shall meet the requirements of ISPSC 305.4.2.

4. Windows used for emergency escape or rescue which face into a yard with a swimming pool shall be equipped with a latching device located not less than 54 inches (1372 mm) above the floor. All other operable dwelling unit windows facing into a yard with a swimming pool shall be equipped with a screwed in place wire mesh screen, a keyed lock that prevents opening the window more than 4 inches (102 mm), or a latching device not less than 54 inches (1372 mm) above the floor.

Reasons:

The ISPSC allows audible alarms as part of the barrier system which was not acceptable in the previously adopted 2012 IRC Appendix G. This provision for house barriers was in the previous Appendix G.

Cost Impact: Minimal cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Swimming Pool and Spa Code (ISPSC)
Section 305.8**

Submitted by: 2018 International Swimming Pool and Spa Code Committee

305.8 Barrier exceptions.

1. For portable spas and or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section 305.4.2 shall be exempt from the provisions of this section.
2. For spas and hot tubs, a hard safety cover which is latched or locked may be used provided the spa or hot tub is not more than 8 feet (2.44 m) in width at any point.
3. Existing swimming pools located on a one-family dwelling property on or before May 4, 1990, need not be retroactively fitted with a barrier between the dwelling and the pool provided all occupants of the dwelling are at least six years of age or older. All other portions of the swimming pool barrier separating properties shall be installed and maintained as required by Section 105.2.

Exception:

1. This exception does not eliminate an owner's responsibility for providing a temporary barrier or otherwise physically restricting visiting children's direct access from the dwelling to the swimming pool.
2. This exception shall expire and the required permanent barrier shall be retroactively installed between the dwelling and the swimming pool whenever:
 1. One or more children under six years of age become occupants of the property.
 2. There is a change of use or character to the primary building occupancy on the property.
 3. A new pool or spa is being installed on the same property including spa additions to the existing swimming pool or alterations to the existing pool that change size or shape.
 4. Alterations to existing buildings: New work that changes an existing element of the pool barrier (whether the barrier is compliant or not) shall meet the current barrier requirements of Section 305.

Reasons:

This section is not included in the 2018 ISPSC, however it was part of Appendix G in the 2012 IRC. A new section 305.8 is added to the 2018 ISPSC to allow for this text. This language is added to provide an exception to barriers for pools constructed prior to May 4, 1990, in accordance with City of Phoenix Ordinance G-3316.

Cost Impact: Minimal cost impact.

There could be a minor increase in cost for homes that do not have barriers present, depending on barrier type affected.

Approved in previous 2012 Code Adoption process: **YES** **NO**

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Amendment to 2018 International Swimming Pool and Spa Code (ISPSC) Section 411.1.4

Submitted by: 2018 International Swimming Pool and Spa Code Committee

411.1.4 Pools greater than ~~30~~ 20 feet wide.

Swimming pools greater than ~~30~~ 20 feet (9144 mm) in width shall be provided with entries and exits on each side of the deep area of the pool. The entries and exits on the sides of the deep area of a pool shall be located not more than 82 feet (25 m) apart.

Reasons:

This change maintains consistency with the Maricopa County Environmental Health Code, Chapter VI, Section 6: Public Swimming Pools.

Cost Impact: Minimal cost impact.

For some pools, this may increase cost by the addition of a ladder for egress.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

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