



Issue Date	Revised August 2020
Code/Section	2010 ADA Standards, 2018 IBC Section 1110.4.14, ICC A117.1 Section 1109
Approved:	Technical Review Team August 3, 2020
Developed By:	Janet Reed, Architect, Code Consistency Coordinator for Accessibility

Requirement:

New pools and spas require one or more accessible entries.

Frequently Asked Questions:

- 1. Which pools does this apply to?** Public commercial pools, wading pools and spas (e.g., hotels, resorts, fitness clubs, swim clubs, apartment complexes* and sites open to the public). Pools that serve single family homes and subdivisions are exempt from this requirement unless the pools are rented by the public or used for public events such as a swimming competition.
- 2. How many accessible entries are required?** Pools with more than 300 linear feet of wall must have 2 accessible entries and smaller pools are required to have 1 accessible entry. At new pools the lift must be fixed and cannot be shared by multiple pools.
- 3. What types of entries are accessible?** At least one of the entries to a large pool must be a pool lift or sloped entry. There are a number of exceptions to the requirements including multiple spas in a cluster and special pools such as wave pools. Lifts must be fixed. Portable lifts are not acceptable for new pools.
- 4. What are the property owner's requirements for existing pools?** Public accommodations subject to the ADA (ex; hotels, resorts, fitness clubs, swim clubs and sites open to the public) must bring existing pools into compliance as the owner is able to, without much difficulty or expense. This is referred to as "barrier removal". The owner is responsible for determining what they can afford at the time and the level of improvement. Their obligation to "remove barriers" is ongoing, to improve accessibility of the site over a period of time, as they can afford it. The city of Phoenix is not responsible for enforcement of the extent to which an existing pool is upgraded. P&D will accept any level of improved accessibility.
- 5. What are the requirements for existing pools that are altered?** If the alteration will affect the usability of the pool one or more entries to the pool would have to be made accessible unless the cost of the entries exceeds 20% of the cost of the alteration. (See item 2 above for the number of entries required.) The type of alteration will be

evaluated, case by case, to determine if it will affect the usability. For example, a re-plastered pool or an upgraded drain or equipment would not trigger the requirement for an accessibility entry but a reconfiguration of the shape or size of a pool will trigger this requirement. Remodels in the vicinity of the pool but not to the pool itself would not trigger the requirements as part of the alteration but see item 4 above for the owner's obligations.

6. **What types of plan review and permits are required?** A building safety review and permit is required for accessible entries in new and existing pools. Provide structural support and foundation details to show compliance with ADASAD Section 1009 and ICC A117.1 Section 1009 (lift must be capable of supporting a weight of 300# and sustaining a static load of one and a half times the rated load). Lifts may be approved as a Standard, for use on one or more sites. A separate site plan review is not required for entries to pools.

7. **Is grounding and bonding required for metal components installed in the pool area?** Yes. Metal components are required to be bonded per NEC Section 680.26. Equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area.

For more information found at U.S. Dept of Justice Website, ada.gov:

- 2010 ADA Standards: Title III Regulations (28 CFR part 36, subpart D) sections 36.402 and 36.403 and sections: 242 (Scoping) and 1009 (Technical)
- Accessible Pools, Means of Entry and Exit