



City of Santa Monica Building and Safety Division

Residential Pool Guide

This list is to be used as a general guide.

It is not inclusive of all code requirements and inspection criteria.

*Per Santa Monica Municipal Code (S.M.M.C.) 8.52.010 &
California Mechanical (CMC), Energy (CeC), Electrical (CEC), Plumbing (CPC) and
Building (CBC) Codes*

California Codes available at www.bsc.ca.gov

PRE-GUNITE INSPECTION

- Plot plan approved by Planning Dept. with dimensions.
- Verify required setbacks of pool, spa, and equipment per approved plan.
- Approved structural plans (standard plan) to show the reinforcing steel schedule and details for skimmer, bond beam and cover niche as well as any other special features.
- Verify no existing structures adjacent to pool which may contribute surcharges which may require additional reinforcement (see plan)
- Check for all overhead utilities within pool area will be a minimum 22'6" from water. CEC 680.8
- Verify pool light minimum 18" below water line unless listed for alternate location. CEC 680.23
- Bonding of steel reinforcing to pool light niche with solid #8 copper wire, bonding from pool reinforcement with solid #8 copper wire continuous back to pool equipment location and four equally spaced around pool perimeter for deck (or no deck) bonding. All bonding clamps listed and used according to listing. CEC 680.26
- Check piping that will be covered by gunite. Pressure test required. Dual suction inlets with symmetrical (equilateral) branches from main return line(s). CBC 3137.B.1 #2.
- Pool cover niche drain and/or pool overflow plumbed indirect (1" air gap) to building sewer line via 3" p-trap. CPC 813

PRE-DECK INSPECTIONS

- All underground electric conduits approved. CEC 680.10
- Check for 3" p-trap connected indirect to sewer system. CPC 813
- Check all deck rebar tied for deck bonding and proper clamp for deck bond. CEC 680.26(B) #1
- Perimeter surfaces bonded per CEC 680.26 (B)#2 (4)(5) (solid #8, 18-24" from pool inside wall, buried 4-6" deep).
- Verify that all fixed metal within 5' of pool is bonded (including metal raceways and window frames), windows within 5' tempered and no luminaries within 5' of water (all measurements horizontal from pool edge) CEC 680.26(B) #7 (also any metal within 12' vertically of water)
- Check pool light junction box for location (8" above flood level, minimum 4' from edge). CEC 680.24 (2)(A)
- Verify solar heat piping per Santa Monica Municipal Code or separate permit for solar thermal preheat.



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PRE-PLASTER INSPECTIONS/FENCE AND GATE

- Verify pool enclosure height (5' non-climbable see CBC 3109.4). S.M.M.C.
- Openings within fence 4" maximum.
- Maximum space under fence 2". CBC 3109.4.4.3 S.M.M.C. 8.52.010
- Horizontal fence rails minimum 45" apart (unless on pool side).
- Verify all gates into the pool enclosure are self-closing and self-latching.
- Latch height minimum 60" above finished surface. S.M.M.C. 8.52.010
- Gates to be equipped to accommodate a locking device and must open away from pool. 3109.4.4.3 and S.M.M.C.
- Doors from garage into the pool area must meet gate requirements in 3109.
- Access from dwelling to pool must comply with at least one of the seven drowning prevention safety features listed in CBC 3109.4.4.2.
- Potting compound at light niche served by plastic conduit (CEC 680.23(b)(2)(b))
- Collect gunite deputy inspection report and verify deputy registration with City of Santa Monica. CBC 1704.4B
- Solar thermal complete or under separate permit.
- Pool equipment bonded and secured against seismic displacement.
- Pool subpanel feeders and panel clearances. CEC 110.26

FINAL POOL INSPECTION

- Check all City of Santa Monica agency approvals.
- PVC exposed to sunlight painted with latex paint CPC 312.14
- 36" minimum piping between filter and heater. CeC 110.4
- Pool equipment bonded and secured against seismic displacement.
- Enclosure around equipment per plan.
- Verify installation of GFCI service outlet in pool equipment enclosure. CEC 680.22(4)
- Pool sub panel inspection including clearances, GFCI on all circuits powering equipment. 680.21(C)
- Convenience outlet more than 6' less than 20' from pool's edge. CEC 680.22(3)
- Recheck gate closures and drowning prevention safety features conform to CBC 3109.
- Anti-entrapment drain covers. CBC 3109.4.4.8
- Readily accessible on/off switch for heater. CeC110.4
- Pump motors over 1HP must be capable of operating at two or more speeds per Title 20 emergency rule.
- Backflow protection at fill line (water dept. final approval)
- Deck drains to approved location
- Pool overflow indirect (1" air gap) to sewer through 3" p-trap. CPC 813
- Pool cover required if pool is heated per CeC 110.4
- Seismic gas shut off valve per S.M.M.C.