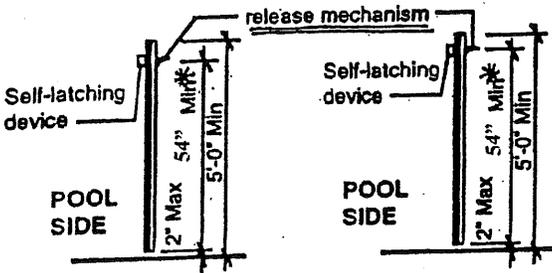


PER CBC 2001

SWIMMING POOL AND SPA FENCING REQUIREMENTS

Applicable to Pools over 18" deep (Indoor & Outdoor; Above-ground & In-ground) and Hot Tubs and Spas (Portable & Non-Portable)



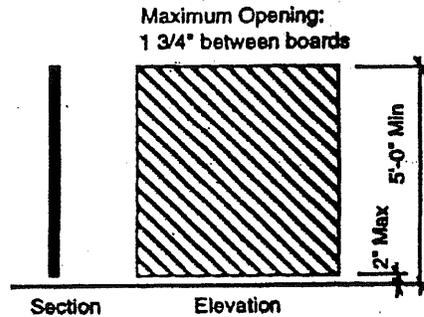
PEDESTRIAN ACCESS GATE

(Must open away from pool; be self-closing & self-latching & accommodate a locking device)

OTHER ACCESS GATE

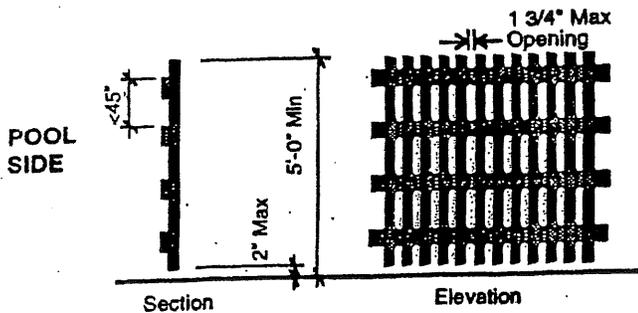
(Must be self-latching & accommodate a locking device)

*Where height of release mechanism above bottom of gate is less than 54", place device 3" below top of gate on pool side; gate and fence shall have no opening > 1/2" within 18" of the device.

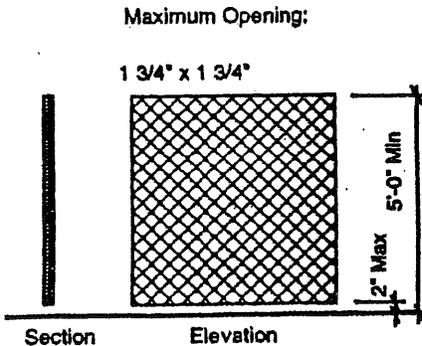


DIAGONAL LUMBER FENCE

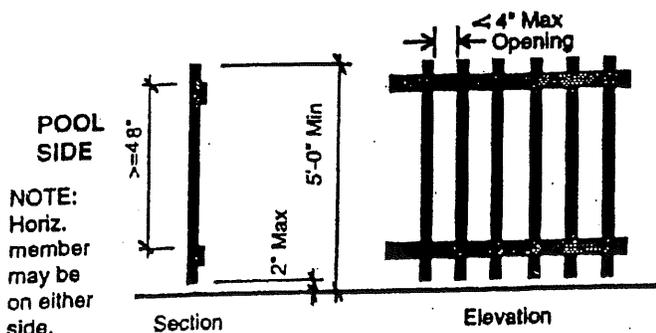
2-25-03



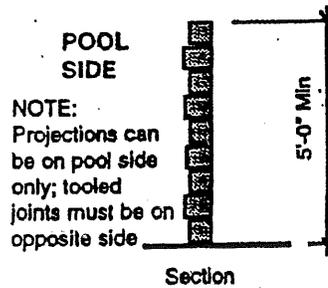
WOOD OR WROUGHT IRON FENCE



CHAINLINK FENCE (11 ga. Min)



WOOD OR WROUGHT IRON FENCE



MASONRY WALL

NOTE:
Projections can be on pool side only; tooled joints must be on opposite side

CITY OF AGOURA HILLS

POOL/SPA FENCING

POOL FENCES , GATES & ALARMS

421.1 **Outdoor Swimming Pool.** An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier 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 that 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 that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (102 mm) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1143 mm) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.
2. Openings in the barrier shall not allow passage of a 1-1/3 inch diameter (44.5 mm) sphere.

Exceptions: 1. When vertical spacing between such openings is 45 inches (1143 mm) or more, the opening size may be increased such that the passage of a 4 inch diameter (102 mm) sphere is not allowed.

2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (102 mm) when the distance between the tops of horizontal members is 45 inches (1143 mm) or more.

3. Chain link fences used as the barrier shall not be less than 11 gage.
4. Access gates shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

SWIMMING POOL FENCE REQUIREMENTS PER CBC 2001

WHERE REQUIRED

The swimming Pool "Fencing" Ordinance for Agoura Hills requires that all swimming pools or other artificially created pools, public or private, more than 18" in depth, be surrounded by a protective fence. This fence may enclose the pool itself or the entire premises.

FENCE CONSTRUCTION

Wood: Redwood or pressure treated posts not less than 3"x 3", set not more than 10' apart, embedded at least 18" in the ground. Vertical boards at least 1/2" thick shall be fastened securely to not less than two horizontal rails at least 2"x 3" in dimension.

Wire: Galvanized wire mesh (chain link), minimum 11 gauge, (1 3/4" x 1 3/4" max opening), with galvanized pipe post of at least 1 1/4" diameter spaced not more than 10' apart. Posts shall be set no less than 12" in concrete, in post holes 6" in diameter and 18" deep.

Masonry: Shall have a concrete footing at least 12"x 12", with bottom not less than 24" below ground surface. Any wall reinforcing steel shall be embedded in the footing.

Height: Fences shall not be less than 5' in height above ground level at all places.

Openings: No openings except doors or gates with an area greater than 50 square inches, except that a rectangular opening having no horizontal dimension exceeding more than 4" may have a greater area.

GATES AND DOORS

Gates and doors shall meet fence requirements for height and durability. Also, they shall be self-closing and self-latching by means of devices located not less than 54" above bottom of gates or doors.

CLOSERS

The closing system shall have adequate capacity and strength to readily and automatically close the door or gate and engage the latch after each time or purpose of operation. The devices may be gravity or spring loaded. Any mechanism exposed to the weather shall be of a type intended for such locations.

LATCHES

The latching mechanism and installation shall be capable of keeping the gate or door closed at all times when not in actual use. The device shall be self-latching. The latch and its operating controls shall be located no less than 54" above the bottom of gates or doors.

Note: Additional locking devices, hooks, or bolts may be installed for security of premises, providing they are arranged so they do not in any way obstruct, interfere with, or preclude the normal and satisfactory operation of the required latching systems.

DOUBLE DOORS OR PAIR OF GATES

These installations are not acceptable if they require one leaf to be made fixed or inactive to engage the hardware or latching device from the other or active leaf. Such an arrangement is impractical, if not impossible, to make fully self-closing and self-latching. Special approval is required from the Building Official.

WIDE DOORS AND GATES

These present special problems requiring stronger construction and continued maintenance. A 48" leaf is the maximum width. Obtain specific or individual approval for greater dimensions.

DRIVEWAY GATES

Doors or gates across driveways are not approved as they cannot be made to comply. During operation, they must be held in the open position. Also, they would be in pairs or a wide sliding type.

GARAGE DOORS AND CARPORTS

Overhead, folding, sliding or wide swinging type garage entrance doors are not adaptable to self-closing and self-latching installation and are not acceptable in providing the protective enclosure for swimming pools. Such doors are frequently left in the open position, thus, exposing any man-door or service entrance from the garage interior to the pool area.

GARAGE SERVICE DOORS

All utility, pivot, or man-doors at service entrances opening from a garage or carport into a pool yard area shall be made to conform to the ordinance. They shall be made self-closing and self-latching. The doors shall be of suitable materials and construction. The latch shall be installed 54" above the bottom of the gate or door.

ACCESS FROM LIVING AREAS

Doors that provide access to pool areas from habitable rooms of dwelling units are considered as under the observation and supervision of the building occupants, and therefore, do not require the conforming hardware, but require alarms.

COURTS AND BREEZEWAYS

Passageways and pool access through breezeway areas or apartment house courts require special care. These are not habitable spaces and they must be provided with conforming protection. The normal closing and latching methods are not readily adaptable to certain conditions. Standard door knob heights, panic bar installations, metal frame and glass doors, gates or fences crossing required exit routes, ADA handicap operated hardware all require consideration.

ALTERNATES

Any type of fence, gate, or door construction other than that specified above shall be approved by the Building Department before it is installed.

MAINTENANCE

The nature and manner of usage require continual maintenance. Sagging gates, loose parts, worn latches, or broken or binding members shall be replaced or repaired.