



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION**

**SWIMMING POOL & SPA
PLAN REVIEW LIST**

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____ INITIAL VALUATION _____
 JOB ADDRESS _____ CITY _____ ZIP _____
 OWNER _____ TELEPHONE (____) _____
 ARCH/ENG _____ TELEPHONE (____) _____
 APPLICANT _____ TELEPHONE (____) _____
 ADDRESS _____ CITY _____ ZIP _____

PROJECT INFORMATION

USE ZONE _____ CLIMATE ZONE _____ VHFHSZ: YES NO FLOOD ZONE: YES NO

Pool and Spa	SQ. FT.	Depth	Cut (CY)	Fill (CY)	\$ / SQ. FT.	\$ VALUE
New Valuation:						

PLAN CHECK ENGINEER AND CORRECTION INFORMATION

REVIEWED BY _____ DATE _____ EMAIL _____
 RECHECKED BY _____ DATE _____ EMAIL _____

Your application for a permit, together with plans and specifications, has been examined and you are advised that the issuance of a permit is withheld for the reasons hereinafter set forth. The applicable laws for swimming pool permit shall follow: California Swimming Pool Safety Act (California Health & Safety Code 115920115929); Chapter 11.50 of the County of Los Angeles Health and Safety Code (LACHSC) Title 11; and Chapter 11.51 of the LACHSC, in addition to 2026 Los Angeles County Building Code. The approval of plans and specifications does not permit the violation of any section of the Building Code, or other local ordinance or state law.

NOTE: Numbers in the parenthesis () refer to sections of the 2026 edition of County of Los Angeles Building Code, Existing Building Code (E), Residential Code (R), Table (T), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), Building Code Manual (BCM), 2024 National Design Specifications (NDS), 2024 Special Design Provisions for Wind and Seismic (SDPWS), 2022 Minimum Design Loads for Buildings and Other Structures including Supplement No. 1 (ASCE7), ACI 318-25, TMS 402-2022, TMS 602-2022, AISC 360-22, AISC 341-22, AISI S100-16/S2-24.

For County of Los Angeles Building Code Amendments and BCMs, visit www.dpw.lacounty.gov/bsd/content

INSTRUCTIONS

- Corrections with circled item numbers apply to this plan check. **Note:** Per section 107.2 of the LAC Building Code, additional fees may be charged for plan checks required after the second plan check.
- In the left-hand margin of the circled corrections, please indicate the sheet number and detail or note number on the plans where the corrections were addressed. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list.
- Incomplete, unclear, or faded drawings or calculations will not be accepted.
- The plan check engineer will be available for conference and telephone calls between the hours of _____ and _____ on the following days: _____. **Appointments are recommended.**
- Incorporate all comments as marked on checked set of plans and calculations and these correction sheets.

APPLICATION AND PERMIT

1. Application will expire on ____/____/____. Permit needs to be obtained prior to expiration date otherwise the application shall expire. (105.3.2)
2. Valuation is low. It should be \$ _____. Pay a supplemental plan check fee of \$ _____ at the time of re-submittal. (109.3)

3. At final submittal, the final set of plans shall be stamped and signed by the California registered architect or engineer when appropriate.
4. Separate permit(s) is / are required for other accessory buildings, spa, retaining walls, demolition, _____. (106.1)

5. A Certificate of Workers' Compensation insurance must be presented to the local Building and Safety Division Office before a permit can be issued.
6. The address of the building, and the name and address of the owner(s), and person(s) preparing the plans are required on the first sheet of the plans. (106.4.3)
7. Provide a fully dimensioned plot plan drawn to scale showing pool/spa, property lines, street width, setbacks, existing structures, fences, gates, pool equipment location, sewage disposal, and other existing utilities.
8. Maintain 5-ft. clearance between septic tank(s) and seepage pit(s) and minimum clearances to buildings and property lines of 5-ft. for the septic tank and 8-ft. for the seepage pit. (PC Appendix H T-H 101.8)
9. Delete notes and details that do not apply to this project. (106.4.3)
10. Indicate detail and section references as to their appropriate location on plan views. (106.4.3)
11. Provide existing and proposed contours / spot elevations to indicate general site slope and drainage pattern. (106.4.3)
12. Pools adjacent to ascending or descending slopes shall maintain all slope setbacks according to the requirements of section 1808.7. Show top and bottom of slope on plan; or indicate no slope(s).
13. Provide pool depth around pool perimeter and where depths change.
 - iii. One foot or more in depth placed on natural slopes steeper than 5 units horizontal to 1 unit vertical.
 - iv. 3-ft. or more in depth at its deepest point and greater than 50 cubic yards.
 - v. 5-ft. or more in depth at its deepest point and greater than 20 cubic yards.
- c. The grading of access roads or pads for exploratory excavations.
18. Rough grading approval is required before a building permit can be issued. (Appendix J105.7)
19. For any solar heating equipment associated with pool and/or spa, please contact Electrical Section.
20. For backfilling existing swimming pool and spa, follow requirements stated in [Administrative Manual \(AM\) J103](#).
21. Photocopy/blueprint the following on the plans: (Do NOT staple to the plans). Signatures shall be required on the following forms: (Provide 2 signed copies & resubmit with recheck)
 - a. [Best Management Practices](#).
 - b. [Pool Water Discharge](#).
 - c. [Swimming Pools, Spas and Hot Tubs, Enclosures, and Safety Devices](#)
22. Swimming pools/spa used for public accommodation shall obtain approval from the Department of Public Health.
23. In addition to the requirements below, swimming pools/spa used for public accommodation shall follow accessibility provisions of Section 11B-242 and 11B-1009 for of Los Angeles County Building Code.

REFERRALS

ALL AGENCY APPROVALS are required prior to permit issuance. Please see the agency referral sheet, provided during initial screening, for details.

14. Approval from the Regional Planning Department is required. Provide a copy of the Regional Planning Department approval.
15. Due to the site location, provide a soil and geology report to address slope stability and/or for excavation and/or backfilling. Obtain approval from the Geotechnical & Materials Engineering Division.
16. Approval is required by the City of _____ for _____. (106.5.1)
17. A Grading Permit (maybe) / (is required) per Appendix J103. Contact Drainage & Grading Section of Building and Safety Division to determine if a grading permit is required. (Appendix J103)
A grading permit is required for the following:
 - a. All excavations exceeding 2-ft. in depth (except for footings, basements and retaining walls). Note: the placement of excess material from such excavations may require a grading permit.
 - b. All fills:
 - i. Intended to support structures.
 - ii. That obstructs or diverts a drainage course.

ENCLOSURE REQUIREMENTS

24. Clearly identify location of pool barrier/enclosure on plot plan and provide existing / new details of pool barrier. Pool fencing must be completely within the property and must be 5' min above adjacent grade. Clearly call out barrier material and construction.
25. Provide material specifications for wood, concrete, steel and masonry pool barrier/enclosure.
26. Enclosure shall surround and obstruct access to the swimming pool. Existing fencing surrounding a property may be used as the enclosure provided the fencing complies with:
 - a. Top of swimming pool enclosure shall be at least 60 inches above grade. The height shall be measured from the side away from the swimming pool
 - b. Vertical clearance from ground to bottom of enclosure shall be a maximum of 2 inches.
 - c. Shall be of permanent and durable construction, composed of chain link fencing, solid wood fencing, masonry/concrete, wrought iron, building walls, or alternate material approved by the Building Official.
 - d. Shall not contain prohibited elements:

- i. Decorative design elements on the side of the enclosure away from the swimming pool, such as protrusions, indentations, or cutouts, which render the enclosure easily climbable.
 - ii. Horizontal members that create a "ladder" effect.
 - iii. Any gap or void in the enclosure that allows the passage of a 1-3/4-inch diameter sphere, except as permitted in the material specific requirements below.
- e. Enclosure shall be installed, inspected, and approved by Building Official's inspector prior to plastering or filling the swimming pool with water.
27. Gates shall be 4 feet max and swing out. Specify width of gate on plans.
28. For Chain Link fencing, the enclosure shall contain the following:
- a. Wire for the chain link shall be no less than 11-gauge.
 - b. Posts shall be galvanized pipe of at least 1-1/4-inch diameter and spaced not more than 10 feet apart.
 - c. Posts shall be set no less than 12 inches into concrete. The concrete shall be poured into a minimum 6 inches wide and a minimum 18 inches deep hole.
 - d. Openings in the chain link shall not allow passage of a 1-3/4-inch diameter sphere.
29. For Solid Wood fencing, the enclosure shall contain the following:
- a. Redwood or pressure treated posts shall be no less than 3 inches by 3 inches, set no more than 10 feet apart, and embedded at least 18 inches below grade.
 - b. Vertical boards at least 1/2 inch thick shall be placed side-by-side without any gaps or spaces.
 - c. Vertical boards shall be securely fastened to no less than two horizontal rails that are at least 2 inches by 3 inches in cross section.
 - d. Distance between the tops of the horizontal rails located on the outside of the fence shall be no less than 45 inches apart.
30. For Masonry/Concrete fencing, the enclosure shall contain the following:
- a. Masonry fences shall be supported on a foundation of concrete extending no less than 12 inches below grade, no less than 12 inches in width, and no less than 6 inches in thickness.
 - b. Reinforcing steel located in the masonry wall, when required, shall be embedded at least 16 times the bar diameter into the footing.
31. For Wrought Iron fencing, the enclosure shall contain the following:
- a. When horizontal members are spaced less than 45 inches apart, horizontal members shall be placed on the inside face of the fence and vertical members shall be spaced at no more than 1-3/4 inches apart (maximum gap).
 - b. When horizontal members are spaced 45 inches or more, vertical member spacing shall be no more than 4 inches apart (maximum gap).
32. For building walls serving as part of the swimming pool enclosure, they shall surround and obstruct access to the swimming pool and shall have the following:
- a. All doors providing direct access to the swimming pool from the dwelling shall have self-closing and self-latching devices with a release mechanism placed no lower than 54 inches above the floor, OR
 - b. All doors, and operable windows with sill heights less than 24 inches above the floor, providing direct access to the swimming pool from the dwelling, shall have an alarm meeting the following requirements:
 - i. Alarm shall sound continuously for a minimum of 30 seconds and within 7 seconds after a door (and its screen, if present) or window is opened or left ajar.
 - ii. Alarms shall be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet.
 - iii. Alarm shall automatically reset under all conditions.
 - iv. Alarm systems shall be equipped with manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. Deactivation switch shall be located no lower than 54 inches above the floor.
 - v. Alarm may be battery operated or connected to the electrical wiring of the building. **EXCEPTION:** An alarm is not required on operable windows with openings that will not allow a 4-inch diameter sphere to pass through where the openings are in their largest open position.
 - c. All doors providing direct access to the swimming pool from a garage or accessory structure shall be self-closing and self-latching with a release mechanism located no lower than 54 inches above the floor.
 - d. The following doors are prohibited as part of the swimming pool enclosure due to intrinsic problems with self-closing and self-latching devices:
 - i. Double doors or pairs of doors
 - ii. Doors wider than 4 feet
 - iii. Overhead garage doors
33. Where an above-ground swimming pool structure is used as a barrier or where the barrier is mounted on top of the swimming pool structure, the ladder or steps shall be secured to prevent access, or they shall be surrounded by a barrier. When the barrier is mounted on top of the aboveground swimming pool structure, the maximum vertical clearance between the top of the swimming pool structure and the bottom of the barrier shall not allow the passage of a sphere 4 inches in diameter.

34. Enclosures of a type of construction not listed above shall be submitted to Research Section for review and approval.
35. Pedestrian walkway access gates, when part of the swimming pool enclosure, shall meet all the general requirements and applicable material specific requirements listed above.
36. Gates shall be self-closing and self-latching.
37. Release mechanism of the self-latching device shall be placed no lower than 60 inches above the ground.
38. Gates are prohibited to be the following:
 - a. Double gates or pairs of gates
 - b. Gates wider than 4 feet
 - c. Driveway gates
39. Additional locking devices, hooks, or bolts may be installed on gates to provide additional security for the premises provided normal, satisfactory operation of the required self-closing and self-latching systems are maintained. Specify on the plan.
40. Alterations, additions, or repairs to a dwelling that alter, create, or replace doorways or doors that provide direct access to an existing swimming pool shall require compliance with the enclosure requirements of specified above for all doorways that provide direct access to an existing swimming pool in that dwelling.
41. Repair or replacement of an existing swimming pool enclosure shall meet all requirements specified herein.
42. For dwellings only containing a hot tub or spa, an enclosure shall also meet the requirements herein. EXCEPTION: When the exterior wall of a dwelling serves as part of the enclosure, a lockable spa cover complying with ASTM F1346 may be provided in lieu of the door and window alarms with the self-closing and self-latching doors.

DROWNING PREVENTION SAFETY MEASURES

43. All new or remodeled swimming pool projects must select one of three permissible drowning prevention:
 - a. Swimming pool alarm that meets ASTM Standard F2208
 - b. Swimming pool safety cover that meets ASTM Standard F1346 – 23
 - c. Removable mesh fence that meets ASTM Standard F2286
44. Swimming Pool Alarms shall, when placed in a swimming pool or spa, sound upon detection of accidental or unauthorized entrance into the water.
45. Swimming Pool Safety Covers shall be manually operated or power operated.
46. Removable Mesh Fencing shall have a gate that is self-closing and self-latching and can accommodate a key lockable device.

SUCTION OUTLETS

47. All new or remodeled swimming pool projects shall either have:
 - a. At least two circulation suction outlets per pump that shall be hydraulically balanced and symmetrically plumbed through one or more “T” fittings, and that are separated by a distance of at least 3 feet in any dimension between the suction outlets, OR
 - b. Be designed to use alternatives to suction outlets, including, but not limited to, skimmers or perimeter overflow systems to conduct water to the recirculation pump.
48. The circulation system shall have the capacity to provide a complete turnover of swimming pool water, as specified in Section 3124B of Chapter 31B of the California Building Standards Code (Title 24, California Code of Regulations).
49. Suction outlets shall be covered with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or successor standard designated by the federal Consumer Product Safety Commission, that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.
50. For altered swimming pools, the suction outlet or suction outlets of the existing swimming pool shall be upgraded so as to be equipped with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or a successor standard designated by the federal Consumer Product Safety Commission.

OTHER CONSIDERATIONS

51. Pool heater vent outlet shall be 4 feet minimum from property lines. Heater shall not be located under windows.
52. Specify the type of glass, thickness, and method of protection against impact for glass lights with the bottom 18 inches or less above the floor or walking surface.
53. All glazing of structures within 5' of the water's edge shall be considered a hazardous location and safety glazing shall be provided.
54. Stairways, ramps, and landings for slides or similar swimming pool features shall have handrails and/or guardrails when they are 30 inches above adjacent grade in accordance with LACBC Section 1015.2.
55. Every excavation for the construction of a swimming pool located 5 feet or less from the street lot line shall be enclosed with a temporary barrier that is not less than 6 feet high and in accordance with LACBC Section 3306.9.

56. Where the excavation is located more than 5 feet from the street lot line, a temporary barrier in accordance with LACBC Section 3306.9 shall be erected where required by the Building Official.
57. Temporary barriers shall be maintained until the permanent swimming pool enclosure and drowning prevention safety features have been installed and approved by the Building Official.
58. On the standard pool plan, delete all columns/tables where the design is less than 60 pcf of equivalent fluid pressure (EFP).
59. Provide the following notes on the plans:
 - a. Special inspection shall be provided during taking of test specimens and placing of all shotcrete/gunite and as required by Chapter 17 of the LACBC.
 - b. The pool and/or spa shall have at least two circulation drains per pump (H & S Code 115928).
 - c. Suction outlets less than 12 inches across shall be covered with anti – entrapment grates, as specified in the ASME / ANSI standard (H & S Code 115928).
 - d. All export soil shall be hauled to a legal dumpsite.
 - e. A resuscitation poster shall be posted at pool side.
60. Show location, size, and protected zone of all oak trees on the site and adjacent properties. In none, add the following note: “NO OAK TREES ON OR NEAR THE SITE OR OVERHANG INTO THE PROPERTY.”
61. Provide the following notes on the plans:
 - a. Mandatory Requirements for Pool and Spa Systems and Equipment
 - i. **Certification by Manufacturers.** Any pool or spa heating system or equipment may be installed only if the manufacturer has certified that the system or equipment has all the following:
 - (1) **Efficiency.** A thermal efficiency that complies with the Appliance Efficiency Regulations; and
 - (2) **On-off switch.** A readily accessible on-off switch, mounted on the outside of the heater that allows shutting off the heater without adjusting the thermostat setting; and
 - ii. **Installation.** Any pool or spa system or equipment shall be installed with all of the following:
 - (1) **Piping.** At least 36 inches of pipe shall be installed between the filter and the heater or dedicated suction and return lines, or built-in or built-up connections shall be installed to allow for the future addition of solar heating equipment.
 - (2) **Covers.** A cover for outdoor pools or outdoor spas that have a heat pump or gas heater; and
 - (3) **Directional inlets and time switches for pools.** If the system or equipment is for a pool:
 - (a) The pool shall have directional inlets that adequately mix the pool water; and
 - (b) A time switch or similar control mechanism shall be installed as part of a pool water circulation control system that will allow all pumps to be set up or programmed to run only during the off-peak electric demand period and for

ADDITIONAL COMMENTS



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION**

STATEMENT TO BE SIGNED BY OWNER PRIOR TO ISSUANCE OF SWIMMING POOL PERMIT

Water drained from swimming pools must not encroach on abutting property. The following are legal methods of swimming pool waste water disposal:

1. To a sanitary sewer through a three (3) inch P-trap legally installed under permit from the Building and Safety Division of the Department of Public Works. This applies only to fresh water pools, (NO SALT WATER POOLS), connected to public sewer. Swimming pool waste water shall not discharge to a private sewage disposal system.
2. On the property if the property is large enough to ensure that runoff will not encroach on abutting property, or by the use of a dry-well.
3. Removal of pool contents by tank truck or pumping service.
4. In the case where none of the above can be accomplished, alternate methods of disposal acceptable to the State Regional Water Quality Control Board (SRWQCB) may be used. Prior to discharge, the swimming pool water must be tested by the owner to ensure that it is within all water quality standards established by the SRWQCB. Unless item #2 is used. Contact the Department of Public Works, Environmental Programs Division for information: (626) 458-3517.
 - 1) A permit to connect to the County maintained storm drain system shall be obtained from Construction Division, Permits and Subdivisions Section: (626) 458-3129.
 - 2) Pool Water shall be properly dechlorinated before it can be discharged into a storm drain system. An acceptable method to dechlorinate pool water is to allow it to stand with no additional chlorine added for five days.
 - 3) No swimming pool filter backwash shall be discharged to the storm drain.

This is to certify that I have read and understand the forgoing and agree to pass this information sheet on to the next subsequent owner.

Owner's Signature

Date

Subsequent Owner's Signature

Date

Subsequent Owner's Signature

Date