SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

POOL AND SPA PLAN REQUIREMENTS

1. Pool **Site Plans** must be drawn to scale and include the following, NOTE ON PLANS:
   - Scope of work; new pool, new spa, pool/spa combination, or remodel of an existing pool/spa.
   - Name and phone number for: property owner, plan preparer and Engineer (with signature).
   - Site address, Property lines; show easements if applicable.
   - Shape, dimensions and location of pool or spa;
   - Show existing and proposed structures with their setbacks and clearances from the pool, other structures, and property lines. Pool setbacks are measured from property line to water's edge. (setbacks requirements are site specific, verify with Planning Division).
   - **Provide two site-specific cross-sections of the pool**, showing any slopes and structures. Portions of the pool wall within a horizontal distance of 7 ft from the top of slope shall be capable of supporting the water in the pool without soil support.
   - Show Pool barrier, fencing, and gate locations; must meet minimum requirements.
   - Show climbable structures within 5ft of property line on adjacent properties.
   - Pool/spa equipment (minimum of 4' to building openings).
   - Indicate overhead utilities and electrical service drops **or** specify underground utilities.
   - **Special Inspection** shall be required for the placement of shotcrete and Gunite **or** for greater than 2500 psi concrete; **the Special Inspector shall be registered with the city prior to commencement of special inspection.**
   - The person **making or causing an excavation to be made shall provide written notice to owners of adjoining buildings advising them that the excavation is to be made** and that the adjoining buildings should be protected. Said notification shall be delivered no less than 10 days prior to the scheduled starting date of the excavation.
   - Note or include form on plans: Building Division BMP requirements (form on website)

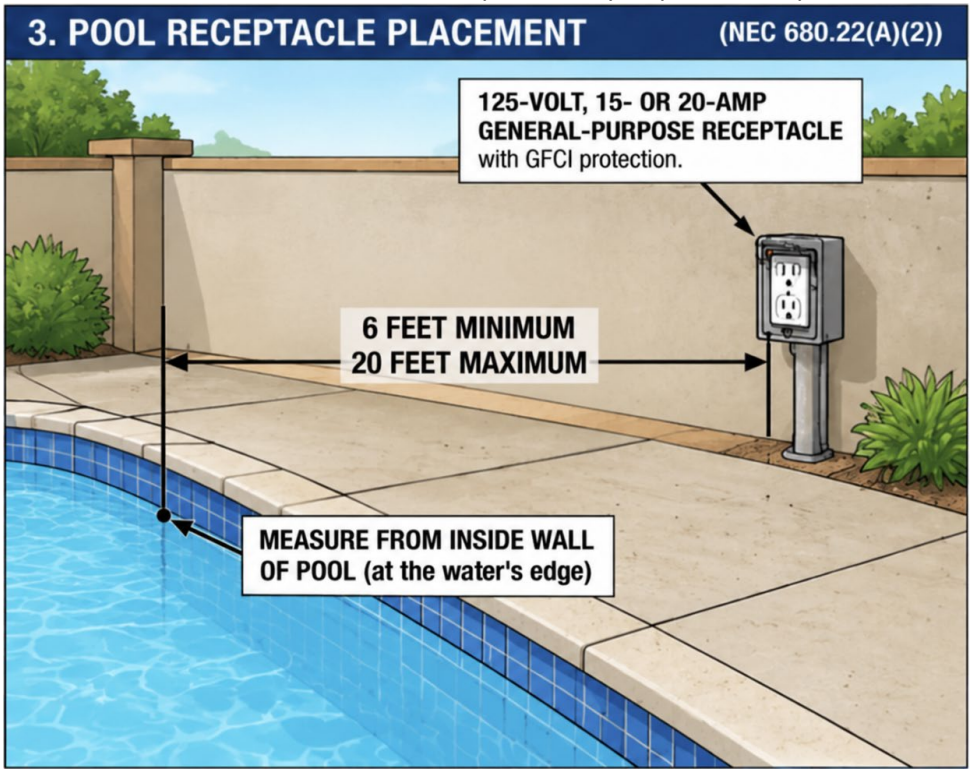
2. Provide **structural plans**. Each sheet of structural pool plans shall be **wet stamped and signed** by a licensed Civil, Structural Engineer or Architect. Pools and spas shall be designed for **expansive soils**, unless exempted per a soils report. Structural calculations shall include all surcharges from slopes and/or adjacent structures.
   - The Engineer or Architect shall indicate (by highlighting) all sections and details applicable to the project and cross reference; including shell thickness, reinforcing steel size and spacing, bond beam, steps/benches, spa construction, concrete/shotcrete strength, and applicable construction notes.

3. Provide a site drainage plan; Identify hardscapes, lawns, planting areas, etc. Show spot elevations to indicate proper drainage in all areas (1% for paved areas, 2% for unpaved). Use arrows to indicate drainage flow and show location(s) of area drains.

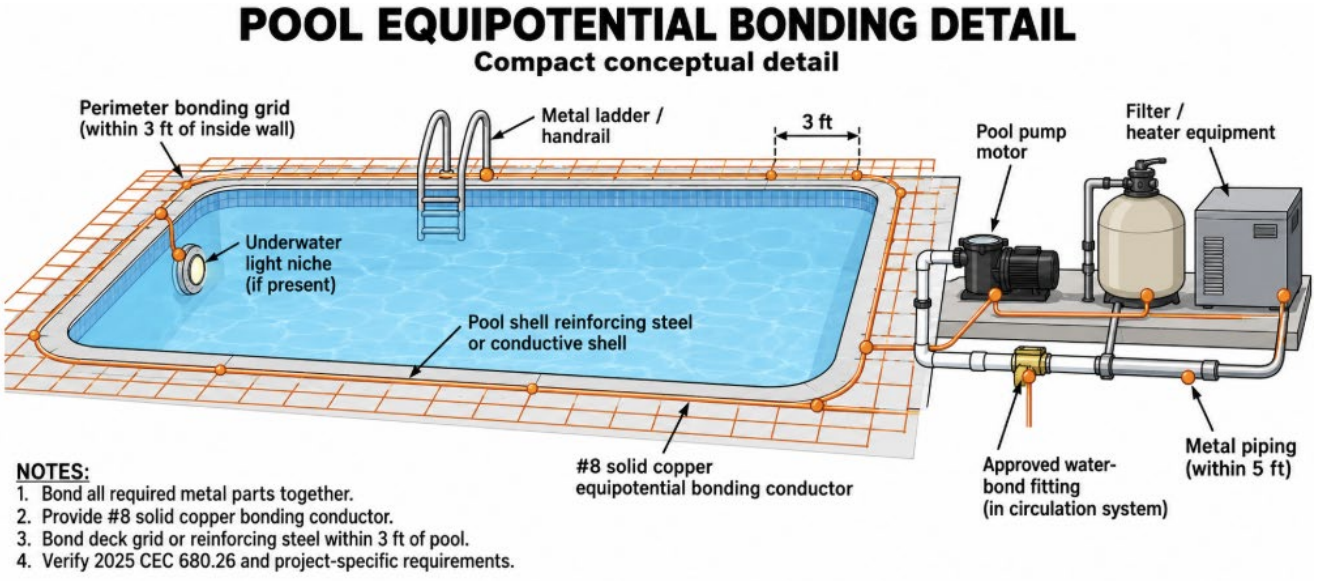
4. Provide safety glazing in fences, doors, and windows, where glass is located within 5ft from edge of pool/spa and less than 60" above grade.

5. Electrical:
   - **I**dentifying the pool pump, spa pump, heater, lighting, controls, receptacles, disconnects, circuit sizes, conductor sizes, overcurrent protection, and GFCI protection.
   - Note on the plans: GFCI protection for pool pump motors, pool/spa equipment, receptacles, and underwater luminaires where required by the California Electrical Code.

- Show at least one required 125-volt, 15- or 20-amp general-purpose receptacle located not less than 6 feet and not more than 20 feet from the inside wall of the pool. Verify required GFCI protection.



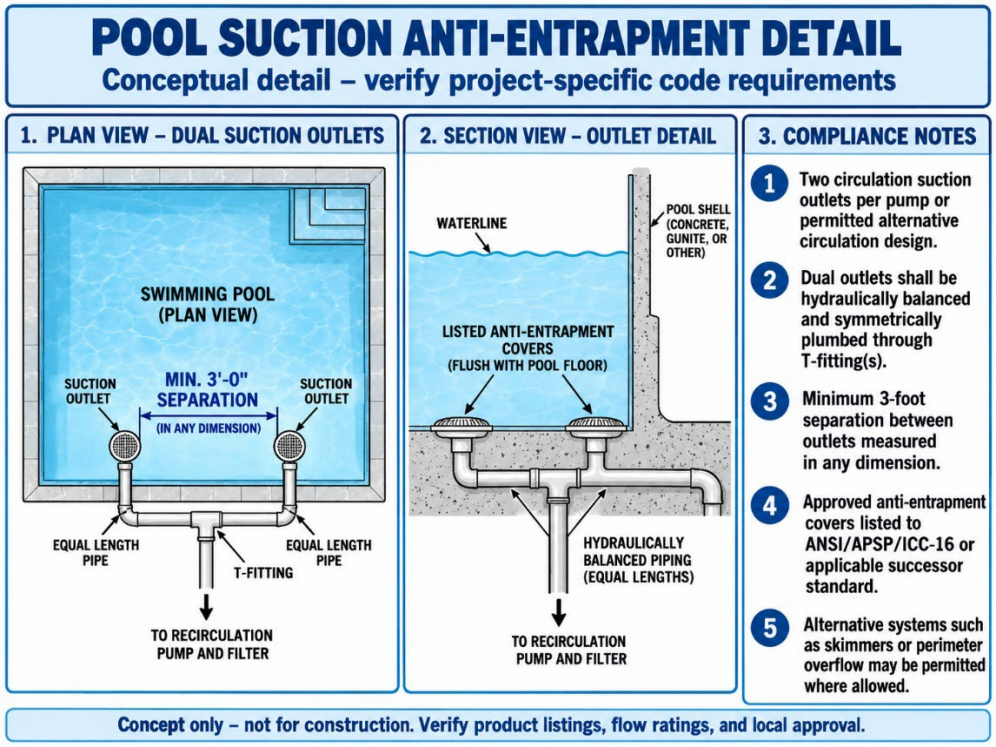
- Show the required disconnecting means for pool/spa utilization equipment. The disconnect shall be readily accessible, within sight of the equipment served, and located in accordance with the minimum separation requirements from the pool/spa
- Note on the plans: Bond the conductive pool shell, perimeter surfaces, metallic components, metal fittings, electrical equipment, fixed metal parts, and other components required by the California Electrical Code
- Note on the plans: The No. 8 AWG solid copper bonding conductor where required as part of the equipotential bonding system
- Provide pool water bonding in accordance with the California Electrical Code where the required conductive surface area is not otherwise provided by bonded pool components



6. California Energy Code:
    - Identify the pool/spa heating system and demonstrate compliance with the 2025 California Energy Code pool heating requirements. Clearly identify the selected compliance path on the plans
    - For a new single-family residential pool/ spa using the annual-energy compliance option, provide calculations demonstrating that at least 60% of the annual pool/ spa heating energy is supplied by on-site renewable energy or on-site recovered energy. Heater capacity percentages alone do not demonstrate compliance.
    - Where solar thermal pool heating is used as the compliance method, provide calculations demonstrating the required solar collector area in relation to the pool/spa surface area
    - For an outdoor pool/spa equipped with gas or electric heating, show the required pool/spa cover
    - Provide the required accessible heater on/off control and permanent operating/efficiency instructions for the pool/ spa heating equipment
    - Provide the required provisions for future solar pool heating, including the required piping arrangement or dedicated connections where applicable
    - Provide pool circulation pump specifications, controls, design flow rate, and piping information demonstrating compliance with applicable pool pump and circulation requirements of the 2025 Energy Code
    - Provide applicable Energy Code compliance documentation for the pool/spa heating and circulation systems, including installation verification forms required for the selected equipment and compliance method (CF2-R form of the CA Energy Commission

7. Show location of underground gas; include point of connections, termination and size and types of materials.

8. Imprint on plans the **pool & spa barrier requirements:**
    - Identify on the plans a minimum of two approved drowning-prevention safety features for the pool/spa. The selected features shall comply with the California Swimming Pool Safety Act
    - Where an isolation enclosure is used as a required drowning-prevention feature, provide complete enclosure details demonstrating the required minimum height, opening limitations, ground clearance, and non-climbable configuration
    - Where a gate is part of the pool enclosure; show that the gate opens away from the pool, is self-closing and self-latching, and has the latching device located as required by the Swimming Pool Safety Act
    - Where dwelling doors provide direct access to the pool area and are used as one of the required safety features, identify the approved exit alarm or self-closing/self-latching hardware and show the required mounting height of the release device where applicable
    - Provide approved anti-entrapment protection for all submerged suction outlets. Show suction outlet quantity, spacing, hydraulic arrangement, and listed outlet covers. Where dual outlets are used, show a minimum 3-foot separation measured in any dimension



9. **Before or during Pre-Plaster inspections, the following must be provided to Building Inspectors:**

(forms available on Building Division website)

- All deputy reports (including any break tests).
- Backflow preventer certification for RP Valves.
- Contractor's sub-list (verify active Business Licenses)
- Water conserving form / certificate
- Smoke detector and Carbon Monoxide Certificate or allow for inspection