



City of Lancaster
Building and Safety
Department



Swimming Pools Barrier/Enclosure Requirements



Where a Barrier/Enclosure is Required:

Lancaster, California – Code of Ordinance: Title Eight, Article Four, Section 8.04.200 requires that every person who owns, or will own, any property which has or will have a swimming pool, fish pond, or any other outside body of water that is used for swimming, which is deeper than two (2) feet, and has a surface area of water that does not exceed ten thousand (10,000) square feet, will be required to install, and maintain, a fence, wall, or other structure which completely surrounds said body of water.

Barrier Dimensions:

The fence, wall, or other structure surrounding the property is required, by the City of Lancaster, to be no less than five (5) feet high from the existing surface, to the top of the barrier or wall on the side which is opposite of the pool. Vertical clearance between the earth and the bottom of the barrier shall be no more than two (2) inches, with the measurement taken on the side of the barrier facing away from the pool.

Openings:

Openings in the barrier, except doors and gates, shall not allow a sphere with a diameter of four (4) inches to pass through (rough diameter of a softball).

- **Solid Barrier Surfaces:** Barrier surfaces that do not have openings shall not have indentations or protrusions besides those created by normal construction.
- **Closely Spaced Horizontal Members:** When the distance between the tops of the horizontal members of the barrier is less than forty-five (45) inches, the horizontal members will be on the swimming pool side of the fence, and will have a spacing between vertical members of no more than one and three-fourths (1¾) inches in width.

44933 Fern Avenue
Lancaster, CA 93534
Phone: (661) 723-6000

www.cityoflanasterca.org

- **Widely Spaced Horizontal Members:** When the distance between the tops of the horizontal members of the barrier is forty-five (45) inches or more, the spacing between the vertical members will have a spacing of no more than four (4) inches.
- **Chain Link:** The mesh size for a chain link fence shall not be greater than a two and one-fourth (2¼) with slats, at the top or bottom, the openings are reduced to a width of one and three-fourths (1¾) inches.
- **Diagonal Members:** Where there are diagonal members contained within the barrier, the opening created by said members shall not exceed one and three-fourths (1¾) inches.

Wooden Fences:

Any wood other than redwood will need to be treated with preservatives. Wooden fences shall not have posts any less than three (3) inches by three (3) inches. Each post should be spaced no more than ten (10) feet on center, and shall be embedded no less than eighteen (18) inches into the earth. The fencing shall not be any less than one-half (½) inch in thickness and will need to be securely fastened to at least two (2) rails, which shall not have a cross-section less than two (2) inches by three (3) inches.

Wire Fences:

Wire fences shall be constructed with wire mesh no less than eleven (11) gauge galvanized steel wire. The wire mesh shall be supported by posts which are one and one-fourth (1¼) inch in diameter galvanized pipes, that are spaced no more than ten (10) feet on center. The posts shall be embedded at least twelve (12) inches into concrete-filled holes, which are no less than six (6) inches in diameter and are at least eighteen (18) inches deep.

Masonry Walls:

Masonry walls shall be supported with a foundation of concrete which extends no less than twelve (12) inches deep, into the earth, with a width of no less than twelve (12) inches, and a thickness of no less than six (6) inches. If it is required, reinforcement steel shall be embedded into the footing, sixteen (16) inches in diameter.

Approved Alternative Barriers:

If the Building Official finds a different type of construction for a pool barrier, which results in equivalent strength and durability to a barrier that has been previously provided, such type of construction may be used.

Gates:

Gates or access door shall act in accordance with the requirements set forth in the "Openings" sections, and shall include a locking device for the gate or access door. Pedestrian gates or access doors shall open outward, away from the pool, must be self-closing, and also must have a self-latching mechanism. Release mechanisms of a self-latching gate or access door shall be located no more than fifty-four (54) inches from the bottom of the gate or access door. The release mechanism shall be located on the pool-side of the gate or access door, and shall be three (3) inches or more from the top of the gate or access door. The gate or access door and barrier shall have openings no more than one-half (½) inch, and within eighteen (18) inches of the release mechanism.

Vehicular Gates:

Vehicular gates are not permitted as a swimming pool barrier/enclosure within the City of Lancaster.

Required Signs:

Every person who owns a private swimming pool in the city, for the use of themselves, or anyone else, shall display a sign or poster which is clearly displayed from any point in the swimming pool. The sign shall be protected against the elements. The sign shall have the following statements:

- In the case that mouth-to-mouth or manual artificial respiration should be conducted, that it be started immediately and continued until medical professionals arrive;
- "FIRE DEPARTMENT PARAMEDIC RESUE UNIT" should be displayed, followed by the number to the nearest Los Angeles County Fire Department Dispatcher;
- The location and telephone number to the nearest emergency hospital or other emergency treatment facilities, and of the nearest physician; and
- The telephone number of the nearest ambulance service.

Required Swimming Pool Safety Features:

Whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa, at a private, single-family home, it shall be equipped with at least one of the following seven drowning prevention safety features:

- 1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Lancaster Municipal Code: Title 8, Article IV, Sections 8.04.23-8.04.27.
- 2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

- 3) The pool shall be equipped with an approved safety pool cover that meets all requirements of the ASTM Specifications F1346.
- 4) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- 5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than fifty-four (54) inches above the floor.
- 6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standards Specification for Pool Alarms" which includes surface motion, pressure sonar, laser and infrared type alarms. For purposes of this, "swimming pool alarms" shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.
- 7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth in items 1-4, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Testing Mechanical Engineers (ASME).

Prior to the issuance of any final approval for the completion of permitted construction of remodeling work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

1) POOL SHALL BE ISOLATED FROM ACCESS TO A HOME BY AN ENCLOSURE (CBC 3109.4.4.2 #1)

2) IF PROVIDED, REMOVABLE MESH FENCING SURROUNDING POOL (REFER TO PAGE 3: REQUIRED SWIMMING POOL SAFETY FEATURES) (CBC 3109.4.4.2 #2)

3) SAFETY POOL COVER WHICH COMPLIES WITH ASTM SPECIFICATIONS F1346 (REFER TO PAGE 3: REQUIRED SWIMMING POOL FEATURES) (CBC 3109.4.4.2 #3)

7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION IS THAT OF OR GREATER THAN THOSE ALREADY LISTED, AND HAVE BEEN VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS ESTABLISHED BY THE ASTM AND THE AMERICAN SOCIETY OF TESTING MECHANICAL ENGINEERS (ASME) (REFER TO PAGE 4: REQUIRED SWIMMING POOL SAFETY FEATURES)(CBC 3109.4.4.2 #7)

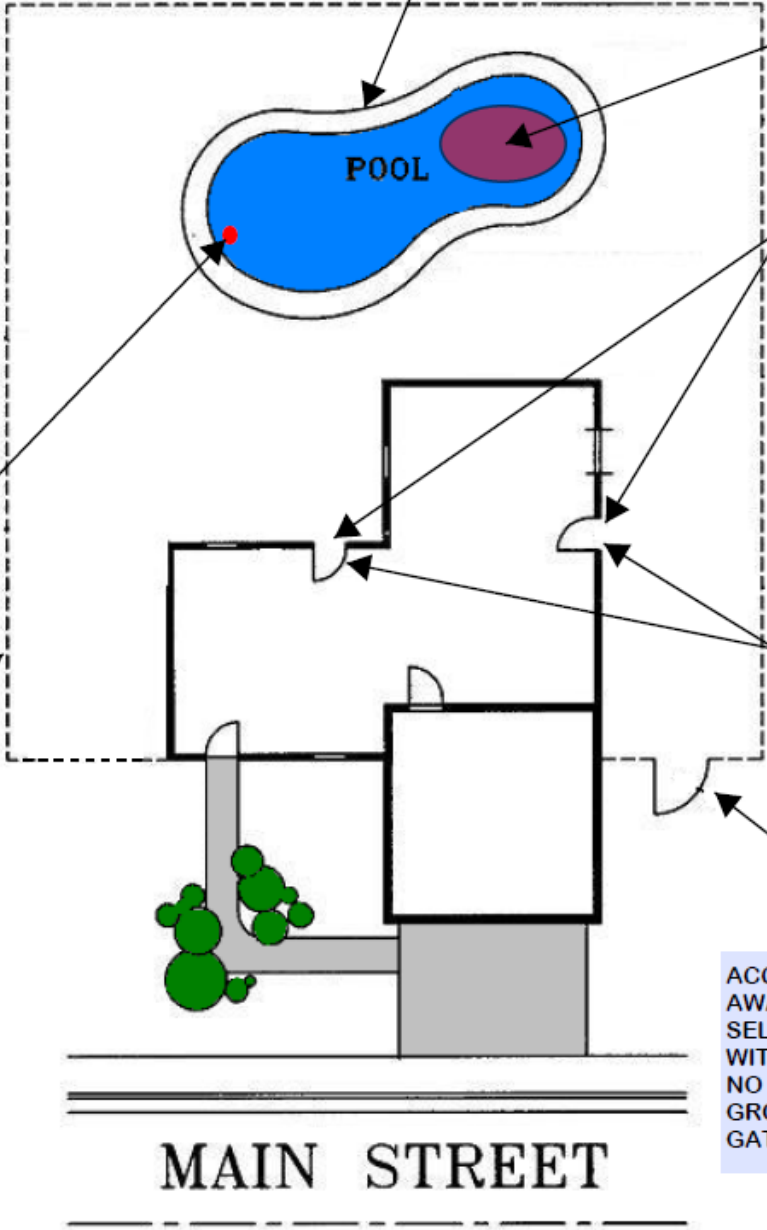
4) AUDIBLE EXIT ALARM ON DOORS PROVIDING DIRECT ACCESS TO POOL. (REFER TO PAGE 3: REQUIRED SWIMMING POOL SAFETY FEATURES) (CBC 3109.4.4.2 #4)

6) POOL ALARM (REFER TO PAGE 4: REQUIRED SWIMMING POOL SAFETY FEATURES) (CBC 3109.4.4.2 #6)

5) SELF-CLOSING SELF-LATCHING DOOR ON THOSE PROVIDING DIRECT ACCESS TO POOL. (REFER TO PAGE 3: REQUIRED SWIMMING POOL SAFETY FEATURES) (CBC 3109.4.4.2 #5)

PROPERTY WALLS THAT COMPLY WITH SECTIONS COVERED IN PAGES 1 AND 2. (Lancaster Municipal Code: Title 8, Article IV, Sections 8.04.23-8.04.27)

ACCESS GATES SHALL SWING AWAY FROM THE POOL, BE SELF-CLOSING, SELF-LATCHING WITH A RELEASE MECHANISM NO LOWER THAN 54" FROM THE GROUND (REFER TO PAGE 2: GATES) (CBC 3109.4.1.7)



REFERENCES:

- Lancaster, California – Code of Ordinances: Title 8 – Health and Safety, Chapter 8.04 General Hazards, Article IV – Swimming Pools.
- California Building Standards Code: 2016 Triennial Edition of Title 24 – Volume 2, Chapter 31 – Special Construction, Section 3109 – Swimming Pool Enclosures and Safety Devices.