

Swimming Pool & Spas:

- *Number of plan sets normally required –*

4 sets required. Add one set for each condition below which applies:

-Site is in the Western Hills and/or on slope greater than 20% (will require Town Geologist review).

-Pool is intended for fire protection (will require Fire District review).

-Site is close to septic leach field; a minimum 25-foot setback required (will require review by County Environmental Health Dept.).

-Project valuation is over \$10,000.

NOTE: 2 sets are to be wet-stamped & signed by designer or architect or plan preparer and by structural engineer on those pages where his/her work appears.

- *Supplemental Information required-*

Soils/geotechnical report = 4 reports, 2 - wet stamped and signed by report preparer.

Structural Calculations = 2 sets of calculations, wet-stamped and signed by engineer. Need to show the owners name and project address on calculations.

Structural Plans = Submit the appropriate number of plans as outlined above in “Number of plan sets normally required”.
Need to show the owners name and address on plans.

Title 24 element = Submitted on the appropriate number of plans as outlined above in “Number of plan sets normally required”. The energy standards are required by the State of California.

- *Information normally required on plans –*

- Accurate property boundaries with adjacent roadways identified.
Source of survey information is to be noted on the plans.

NOTE: Pools, spas, and hot tubs must meet setbacks as required for new buildings (see below). A deck, that is no more than 3 feet tall, from grade, may encroach into required setbacks. Setbacks are also required from a known (50 feet) or inferred (125 feet) earthquake fault trace, and from a stream (50' from stream centerline or 25' from top of bank, whichever is greater).

**PROPERTY LINES & SETBACKS FOR THE ZONING
DISTRICTS OF WOODSIDE**

	<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>
R-1:	30 ft.	15 ft.	25 ft.
SR:	50 ft.	20 ft.	25 ft.
RR/SCP:	50 ft.	50 ft.	50 ft.

- Scale, north arrow, location map, name/address of architects, engineers, surveyors, etc. Plans prepared by registered professionals require their signature and stamp.

- Topography: show the contour lines of the property with elevation marks, delineate any areas of slope greater than 35%.
Development on properties greater than one acre in size and with an average ground slope of 12.5% or greater (excluding areas of 35%+ slope) must be shown to comply with the requirements for minimum natural area per the Town's Hillside Development Regulations (Woodside Zoning Ordinance Section 153.137 and 153.139). Also, no development of pools, spas, or hot tubs are allowed in areas with slopes which exceed 35%.

- Provide the location of the proposed pool/spa equipment. (Reminder: Any structure over 3 feet in height cannot be within the setbacks).

- Easements for ingress/egress, utilities, trails, open space preservation, etc.

- Major natural features: existing trees (indicate any trees to be removed), creeks/streams (identify center line and top of bank), ponds, springs, etc. Stream setbacks are also to be shown (50 ft. from center line or 25 ft. from top of bank, whichever distance is greater).

- Geologic features: landslide areas, earthquake fault traces and fault trace setbacks (50 ft. from known trace for habitable structures; 125 ft. from inferred fault trace for habitable structures).

- Location and capacity of nearest fire hydrant(s) and/or water tank(s).

- Location of underground utilities.

- Location and size of septic tank and drainfield lines, including 100% septic expansion area, if required.

- Floor Area Information: diagram all existing and proposed structures to scale. Indicate setback distances from proposed structures to property lines and/or road easements and/or creek banks.
 - Paved Area Information: identify areas of existing and proposed uncovered, impervious surfaces including: driveways (principle access portion of driveway(s) greater than 50 feet from the main residence does not count), patios, decks, walkways, tennis courts, swimming pools/spas, etc. Provide calculations per Woodside Zoning Ordinance Section 153.056, [Greg](#), link to that Section. Allowable coverage is based on zoning district, (R-1 - 5,000 square feet (sq. ft.); SR and RR - 15,000 sq. ft.; SCP - 9,000 sq. ft.).
 - Existing and proposed fences, walls and gates including retaining walls.
 - Existing and proposed drainage facilities: all surface and subsurface systems, outfalls and dissipaters; details of outfalls and dissipaters are normally required.
 - Provide listing for anti-hair and body entrapment suction fittings:
Pools: provide listed main drains - anti-vortex covers.
Spas: listed anti-hair and body entrapment suction fittings.
 On plans provide the manufacture and listing report or file number listing by: IAPMO, ETL, UL, NSF, etc.
 - A comment recorded on the plans that a site inspection is to be made by the design engineer after excavation. A letter is to be submitted, prior to final, by the design engineer stating that the soils condition observed after excavation was consistent with the design recommendations of the pool/spa.
 - Owners name and address shall be blueprinted on each and every plan, not handwritten.
- *Additional Plans which may be required-*
 - Grading and Drainage Plan: show existing and proposed contour lines and show areas of proposed cut and fill indicating quantities in cubic yards of cut and fill, including those specific quantities for building foundation and road excavations. Any discrepancy in cut and fill quantities is to be addressed as import/export material. Include finished grade elevations. Plans to be wet-stamped and signed by plan preparer.

NOTE: Grading in excess of 100 cubic yards, not including that within the footprint of the proposed pool, or exceeds 12% average natural ground slope will also require the issuance of a Site Development Permit.

- Landscape Plan: show location, size and type of existing major trees and trees to be removed and proposed.
 - Lighting Plan: Show location and include “cut-sheets” for all proposed outdoor lighting fixtures. All proposed outdoor lighting must comply with Woodside Zoning Ordinance Section 153.049 (H) and (I), [Greg link to that section](#) which requires, in part, that fixtures be shielded or hooded.
- *Building Plan/Elevations* –
 - Cross Sections: Profile of proposed and existing structure with relation to existing and proposed grade.

- *Pool Barrier Requirements* –

Per the Uniform Building Code, a pool cover or a barrier around a proposed pool, spa and/or hot tub are required. This is to ensure compliance with the specifications in the State of California Health and Safety Code, Swimming Pool Safety Act (See pages 6 through 7). In most cases, perimeter fencing of the property does not qualify as pool barrier fencing or comply with the Act.

A pool barrier usually consists of a pool cover that complies with the Act or a fence that encompasses the pool. A fence permit must be approved by Planning Staff and the Building Official and installed prior to filling the pool or spa with water.

Chain-link fencing, solid walls and other non-rural styles of fences, will require neighbor notification and/or review and approval by the Town’s Architectural Site and Review Board.

See the American Society for Testing & Material, Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs, for information regarding covers, attached.

Health & Safety Code Sections 11520-115927: Article 2.5 The Swimming Pool Safety Act

This section has been adopted by the Town of Woodside taken from California State Law, Assembly Bill #3305, Chapter 925. This is just a portion of the Health & Safety Code.

- 115920.** This Act shall be known and may be cited as the Swimming Pool Safety Act.
- 115921.** As used in the article the following terms have the following meanings:
- (a) "Swimming pool" or "pool" means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming Pool" includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools.
 - (b) "Public swimming pool" means a swimming pool operated for the use of general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home.
 - (c) "Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home
 - (d) "Approved safety pool cover" means a manually or power operated safety pool cover that meets all of the performance standards of the American Society for Testing Materials (ASTM), in compliance with standard F1346-91.
 - (e) "Exit alarms" means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.
- 115922.** **Commencing January 1, 1998, except as provided in Section 115925, whenever a construction permit is issued for construction of a new swimming pool at a private, single-family home it shall be equipped with at least one of the following safety features:**
- a) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923.
 - b) The pool shall be equipped with an approved safety pool cover. (Approved Safety Covers Must comply with the American Society of Testing & Materials (ASTM) Standards F1346-91)
 - c) The residence shall be equipped with exit alarms on those

- doors providing direct access to the pool.
- d) 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 54 inches above the floor.
 - e) 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 subdivisions (a) to (d), inclusive, as determined by the building official of the jurisdiction issuing the applicable building permit. Any ordinance governing child access to pools adopted by a political subdivision on or before January 1, 1997, is presumed to afford protection that is equal to or greater than that afforded by any of the devices set forth in subdivision (a) to (d), inclusive.

115923

- An enclosure shall have all of the following characteristics:
- (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
 - (b) A minimum height of 60 inches,
 - (c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
 - (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
 - (e) An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five to climb over.

115924

Any person entering into an agreement to build a swimming pool shall give the consumer notice of the requirements of this article.

115925

- The requirements of this article shall not apply to any of the following:
- (a) Public swimming pools.
 - (b) Hot tubs or spas with locking safety covers that comply with the American Society for Testing Materials-Emergency Performance Specification (ASTM 13-89).
 - (c) Any pool within the jurisdiction of any political subdivision that adopts an ordinance for swimming pool safety that includes requirements that are at least as stringent as this article.
 - (d) An apartment complex, or any residential setting other than a single-family home.

- *Fees- All fees and deposits are to be collected at time of submittal*
 - Building permit and plan check fees are based upon project valuation and will be collected at time of submittal of project.
 - A \$260 fee and \$1,500 deposit will be collected for Geology review (if warranted based upon location of proposed pool/spa).
 - A Road Impact Fee will be collected based upon \$.02 per \$1 valuation of the project.
 - The Town of Woodside has implemented a construction and demolition debris recycling and diversion program in order to reduce landfilled waste by requiring the reuse, recycling or salvage of at least 60% of debris generated by construction and demolition activities. The regulations apply if 1.) the total projected costs of the demolition project is greater than \$10,000 or 2.) the project will generate more than 10 tons of demolition material. An administration fee of \$195 a deposit is required to be paid prior to the issuance of the demolition permit. The deposit is determined by the Town's Recycling Coordinator based upon \$50 for every estimated ton of debris the project will generate. The deposit will be refunded when it has been shown via weight tickets that 60% of the material has been recycled.