



CITY OF SANTA CLARITA BUILDING & SAFETY

SWIMMING POOL PLAN REVIEW COMMENT LIST

PROJECT: New Pool and Spa

REVIEWED BY:

ADDRESS:

PHONE NO.:

E-MAIL:

APPLICANT:

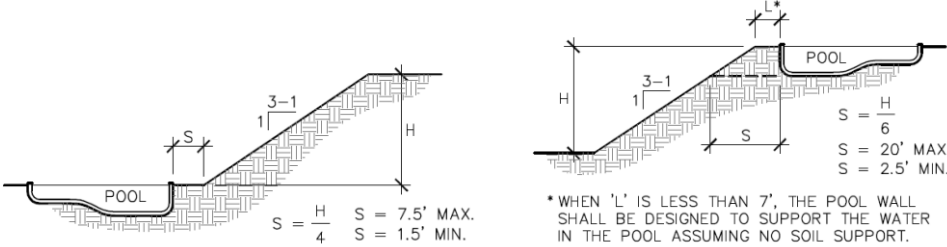
FIRST REVIEW:

Instructions:

- To help expedite your project during plan review, please provide pictures from each corner of the area where the pool/spa will be installed. Though pictures are not required for every project, they are highly recommended and may be required during plan review.
- A Pre-Site Evaluation *may be* required by the plan reviewer during the first review. If one is required, please contact Deanna Hamrick at DHAMRICK@santa-clarita.com or 661-255-4941 to schedule. The permit will not be issued until the Pre-Site Evaluation report have been completed and provided to the plan reviewer. There is a fee associated with the Pre-Site Evaluation which will need to be paid prior to the scheduled visit.
- Please address all comments on this list and as noted in red on the reviewed plans. Comments below were written specifically for this project.
- This plan review is in accordance to Code 2013 California Building Code, 2013 California Residential Code, 2013 California Plumbing Code, 2013 California Mechanical Code, 2013 California Electrical Code, 2013 California Energy Code, and 2013 City of Santa Clarita Amendments.
- When new information is provided after plan check due to corrections or otherwise, additional plan review time may be necessary upon resubmittal. Review of new information may result in additional corrections.
- When the corrections have been completed, return this comment list, the original re-marked plans and calculations, and two corrected sets of the revised plans, calculations, and supporting documentation. Rechecking of the plans may be done over the counter only with an appointment, unless noted otherwise by the plan reviewer. Please call the plan reviewer to set up an appointment.
- Any discussions or written comments are neither recommendations nor consultations by the plan reviewer and Building & Safety staff. The designs submitted are the sole responsibility of the owners, designers and architect/engineer of record.

- **Prior to permit issuance, the following “checked” agencies must stamp and sign two final sets of plans:**
 - **Santa Clarita Planning Division**
 - Located in suite 140 at City Hall or call 661-255-4330
 - **Santa Clarita Development Services (Engineering) Division**
 - Located in suite 140 at City Hall or call 661-286-4060
 - **Santa Clarita Landscape Maintenance District (LMD) (If property is located in an LMD)**
 - Please call Darin Seegmiller at 661-290-2202
 - **Santa Clarita Urban Forestry for proximity to oak trees**
 - Please contact Robert Sartain at 661-294-2556 to schedule a review of the project
 - **L.A. County Fire Prevention Bureau (Rural Areas)**
 - Located at 23757 Valencia Blvd., Santa Clarita CA 91355 or call 661-286-8821
 - **L.A. County Health Services (If property is on septic system)**
 - Located at 26415 Carl Boyer Dr., Suite 145, Santa Clarita CA 91350 or call 661-287-7018

GENERAL PLAN REQUIREMENTS: (Please address the circled items.)

1	<p>Please revise and redraft the site plan to clearly show compliance with all items on this comment list and red-lined on the plans. The new site plan shall be redrafted and reprinted as noted below.</p> <ul style="list-style-type: none"> • The new plan should be printed such that there are no blackened areas, and the grid lines are either removed or light enough that they don't conflict with the drafted lines. • Lettering shall be typed or clearly printed so that it is legible after scanning. • The scale of the new plan shall be such that all details are clearly shown. • Pool wall & coping shall be drawn as double line to show the thickness of the wall. • The revised plans are to be stamped and signed by the engineer of record and all required City Divisions and outside agencies noted on the first page of this comments list.
2	<p>The address and permit number is required on each sheet of the plans. The names and addresses of the owner and designer are required on the first sheet of the plans.</p>
3	<p>The site plan shall show the property lines, footprint of all existing building on the property, street name, north arrow, and location of any easements (if applicable). Additionally, provide dimensions for the pool/spa and setbacks to all adjacent structures, property lines, slopes, and equipment. Show all slopes on and adjacent to the property, direction of the slope, gradient (ie. 2:1), and the full height of the slope.</p>
4	<p>Provide a scope of work that includes the square footage or dimensions of the pool and spa on the site plan and additional work to be completed under this permit.</p>
5	<p>Specify the depth at the pool (shallow and deep end) and at the spa on the site plan.</p>
6	<p>Show on the plot plan the pool barrier fence as well as indicate the pool enclosure to be used</p>
7	<p>Provide a section to show the pool/spa's slope setback from the top or bottom of the slope meets the requirements shown below. (The engineer of record may have more stringent slope setback requirements on the standard plan and additional engineered details from the engineer of record may be required.)</p> 
8	<p>On the plot plan, indicate with arrows how drainage will be provided or maintained away from structures and adjacent properties. If connecting new drains to existing drains, please note on the plan: "New drains to connect to existing drains leading to the street".</p>
9	<p>Show the location of the pool lights on the plot plan. The centerline of the pool light shall not be located more than 24 inches from the top of deck for servicing purposes.</p>
10	<p>Glazing must be impact resistant in walls and fences adjacent to swimming pools and spas when all of the following conditions are present: a) The bottom edge of the glazing is less than 60" above the pool side of the glazing; and b) The glazing is within 5 feet of a swimming pool or spa water's edge. Indicate on the site plans which windows will be tempered.</p>
11	<p>Specify on the plot plan if you are on sewer or septic tank. If on septic tank, secure Los Angeles County Health Services approval prior to permit issuance. Show the septic tank location as well as seepage pit or leech lines location on the site plan.</p>

FIRE PITS, BBQs, FIREPLACES, BLOCK WALLS/RETAINING WALLS (Please address the circled items.)

12	Fireplaces, BBQs, or equipment block walls over 42" in height require permits. Provide details and see additional comments on the site plan. (A licensed professional may be required to provide these details).
13	The retaining walls shown on the plans require a permit. Provide details and see additional comments on the site plan. (A licensed professional may be required to provide these details).
14	It is prohibited by the Air Quality Management District (AQMD) to install any new wood-burning appliances. Listed gas appliances that preclude wood burning are acceptable. Specify the BTUs of each unit and show the gas line run to each along with the length and size of the gas line.
15	Permanent outdoor cooking appliances, such as BBQs, cannot be located under overhead combustible construction unless noted otherwise in their listing and manufacturer's installation instructions. Note on the plan a hood will be provided or if the overhead construction is non-combustible. (2013 CPC Sec. 921)
<u>EQUIPMENT REQUIREMENT</u> (Please address the circled items.)	
16	Show location of the gas meter and note the BTUs of all equipment. Also, show the path of the underground gas pipe from supply to the pool heater on the plot plan, and note the size, and length of the gas line.
17	Show the <u>location</u> of the electric meter, and <u>note on plot plan</u> if the meter will be modified or not, and whether or not it is an underground or overhead service. For overhead service, indicate the location of the Edison pole and the run of the overhead cable. If located above the pool, indicate the clearance from the water to the cable.
18	The pool/spa equipment shall be a minimum of 5 feet from the property line. Note that the pool equipment may be located a minimum of 2 1/2 feet from the side or rear property line if located in the last 15 feet of the rear yard.
19	Existing HVAC equipment that is relocated due to pool construction shall be shown on the plans and included under the pool permit or a separate permit.
<u>ADDITIONAL FEATURES</u>	
20	Built-in features such as water falls, slides, etc. that exceed 42" in height above adjacent grade require plans and a permit. Show construction details and elevation views, and provide engineering calculations.
<u>STRUCTURAL REVIEW</u>	
21	Provide two sets of City approved standard plans for construction, or submit two sets of pool plans and calculations for plan review.
22	Engineer of record must stamp and wet-sign the plot plan.
23	Provide and submit for review a soils report, prepared within the last year, or an older report with an addendum letter from the soils engineer responsible for this project. Building & Safety may require soils report to be reviewed by Development Services as well.
24	Please add the following note to the plans: A Soils Engineer is required to inspect the pool excavation prior to placing steel. Any recommendations made by the Soils Engineer shall be followed and an approval letter on his/her letterhead shall be provided to the City Building Inspector at first inspection.
25	This parcel is within a tract that had buttress fill slopes constructed during grading. Please add the following note to the plans and provide the specified soils update letter with pool recommendations, prior to permit issuance. <i>A soils engineer is required to review the existing soils report for this tract and lot and provide an update letter. Any requirements in the original report for this lot shall be addressed and the update letter shall make recommendations for the construction of the pool. The pool design shall incorporate these recommendations.</i>

REQUIRED FORMS TO BE SIGNED

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The attached forms must be signed by the owner of the property: Pool Drainage Requirements, & Pool Barrier and Enclosure Form. The attached Additional City Pool Notes form needs to be filled out by the contractor or property owner.

ADDITIONAL REQUIREMENTS

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Please see the site plan and below for additional red-lined comments.

Notes:
