

**SUMMIT COUNTY BUILDING DEPARTMENT  
REQUIREMENTS FOR HOT-TUB / SPA INSTALLATIONS  
COMMERCIAL**

The hot-tub installer is responsible for assuring that all of the code requirements below are met. The installation requires that both a building permit and an electrical permit be pulled. The hot tub building permit must be issued before the electrical permit may be issued. The building permit fee is based on the valuation of the total job; labor and material. Both the final building and final electrical inspections must be called in for the same day and after all of the work is complete. (2018 ISPC)

\*\*Plan review application shall be submitted and approved by Environmental Health prior to the building permit sign off.

**THESE REQUIREMENTS ARE TO REMAIN ON THE JOB SITE AND SERVE AS AN INTEGRAL PART OF THE APPROVED PLANS FOR THIS INSTALLATION.**

**1. SWIMMING POOL ENCLOSURES AND SAFETY DEVICES (2018 ISPC)**

**General.** Swimming pools shall comply with the requirements of this section and other applicable sections of this code.

**Definition.** The following word and term shall, for the purposes of this section and as used elsewhere in this code, have the meaning shown herein.

**SWIMMING POOLS.** Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools. (2018 IBC)

**Public swimming pools.** Public swimming pools shall be completely enclosed by a fence at least 60" in height. Openings in the fence shall not permit the passage of a 4" diameter sphere. The fence shall be equipped with a self-closing and self-latching min. 54" gate.

**Residential swimming pools.** A pool intended for use that is accessory to a residential setting and available only to the household and its guest.

**Barrier height and clearances. (ISPC 305.2.1)** The top of the barrier shall be at least 48" above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2" measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4".

**Openings. (ISPC 305.2.2)** Openings in the barrier shall not allow passage of a 4" diameter sphere.

**Solid barrier surfaces. (ISPC 305.2.3)** Solid barrier which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

**Closely spaced horizontal members. (ISPC 305.2.5)** Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45", the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75" in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75" in width.

**Widely spaced horizontal members. (ISPC 305.2.6)** Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45" or more, spacing between vertical members shall not exceed 4". Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75" in width.

**Chain link dimensions. (ISPC 305.2.7)** Maximum mesh size for chain link fences shall be a 2.25" square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1.75" (If approved by the Planning Department having jurisdiction).

**Diagonal members. (ISPC 305.2.8)** Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1.75".

**Gates. (ISPC 305.3)** Access gates shall comply with the requirements of Sections 305.3.1 through 305.3.3 shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Release mechanisms shall be in accordance with Section 305.3.3. Where the release mechanism of the self-latching device is located less than 54" from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least 3" below the top of the gate, and the gate and barrier shall have no opening greater than 0.5" within 18" of the release mechanism.

**Structure wall as a barrier. (2018 ISPC)** Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. Doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be

listed in accordance with UL 2017. In dwellings not required to be Accessible, Type A or units, the deactivation switch shall be located 54" or more above the threshold of the dwellings required to be Accessible, Type A or Type B units, the deactivation switch (es) located at 54" maximum and 48" minimum above the threshold of the door.

Type B  
door. In  
shall be

2. The pool shall be equipped with a power safety cover that complies with ASTM F 1346.

3. Other means of protection, such as self-closing doors with self-latching devices, which are approved, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.

**Onground residential pool structure as barrier. (ISPC 305.5)** Where an above-ground residential pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere.

**Indoor swimming pools.** Walls surrounding indoor swimming pools shall not be required to comply.

**Prohibited locations.** Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

**Entrapment avoidance.** Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

## 2. **SAFETY GLAZING IN PROXIMITY TO HOT-TUBS / SPAS (2018 IBC 2406.4.5.)**

Existing or new glazing in walls and fences within 5 feet horizontally of the water's edge and less than 5 feet above the floor or deck surface on the poolside of the glazing must be tempered glass, laminated glass, or wired glass.

## 3. **ELECTRICAL INSTALLATIONS: (ARTICLE 680, 2017 NEC)**

- All hot tub installations require a separate electrical permit to be pulled by a registered licensed electrical contractor or by the homeowner after passing the homeowner electrical test. This electrical permit can be issued only **after the hot tub permit is issued.**
- Outdoor installations shall comply with Article 680, parts 1 & 2 and 680-40 & 680-42 as follows:  
A receptacle outlet shall be installed on the property. It must be located a minimum of 6 feet and a maximum of 20 feet from the inside wall of the tub/spa. All outlets within 20 feet of the tub/spa shall be GFI protected. Lighting fixtures shall not be installed within 5 feet of the tub/spa as measured horizontally from the inside wall of the tub/spa. Branch circuit wiring per 680.23F1, and feeders per 680.25.
- Indoor installations shall comply with Article 680-40 and 680-43

## 4. **CARBON MONOXIDE DETECTORS:**

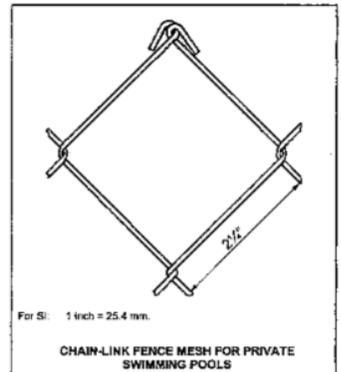
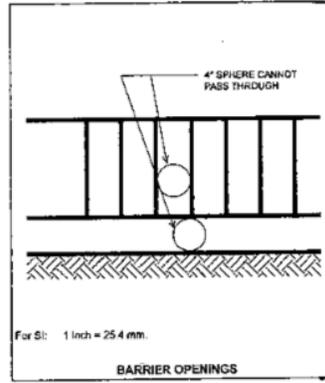
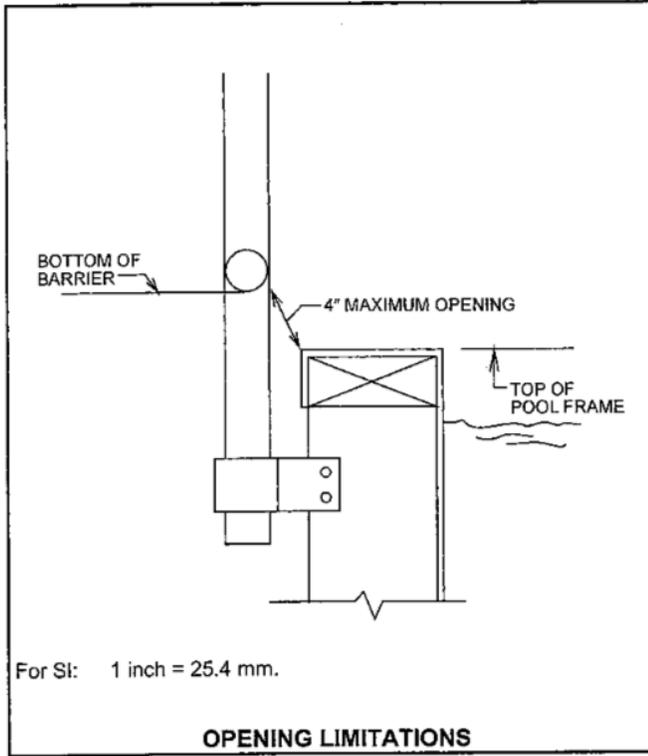
The Management Company representing the HOA or commercial site is responsible for regarding the installation of carbon monoxide detectors. ' Notwithstanding any other provision of law, every dwelling unit of a multi-family dwelling that includes fuel-fired appliances or an attached garage where, on or after July 1, 2009, interior alterations, repairs, fuel-fired appliance replacements, or additions, any for which require a building permit, occurs or where one or more rooms lawfully used for sleeping purposes are added shall have an operational carbon monoxide alarm installed within fifteen feet of the entrance to each room lawfully used for sleeping purposes.' **Colorado House Bill 09-1091 and IBC section 908.7.**

## 5. **ACCESSIBLE MEANS OF ENTRY: (ICC A117.1-2009)**

Swimming pools, wading pools, hot tubs and spas shall comply with section 1109 of the ICC A117.1-2009.

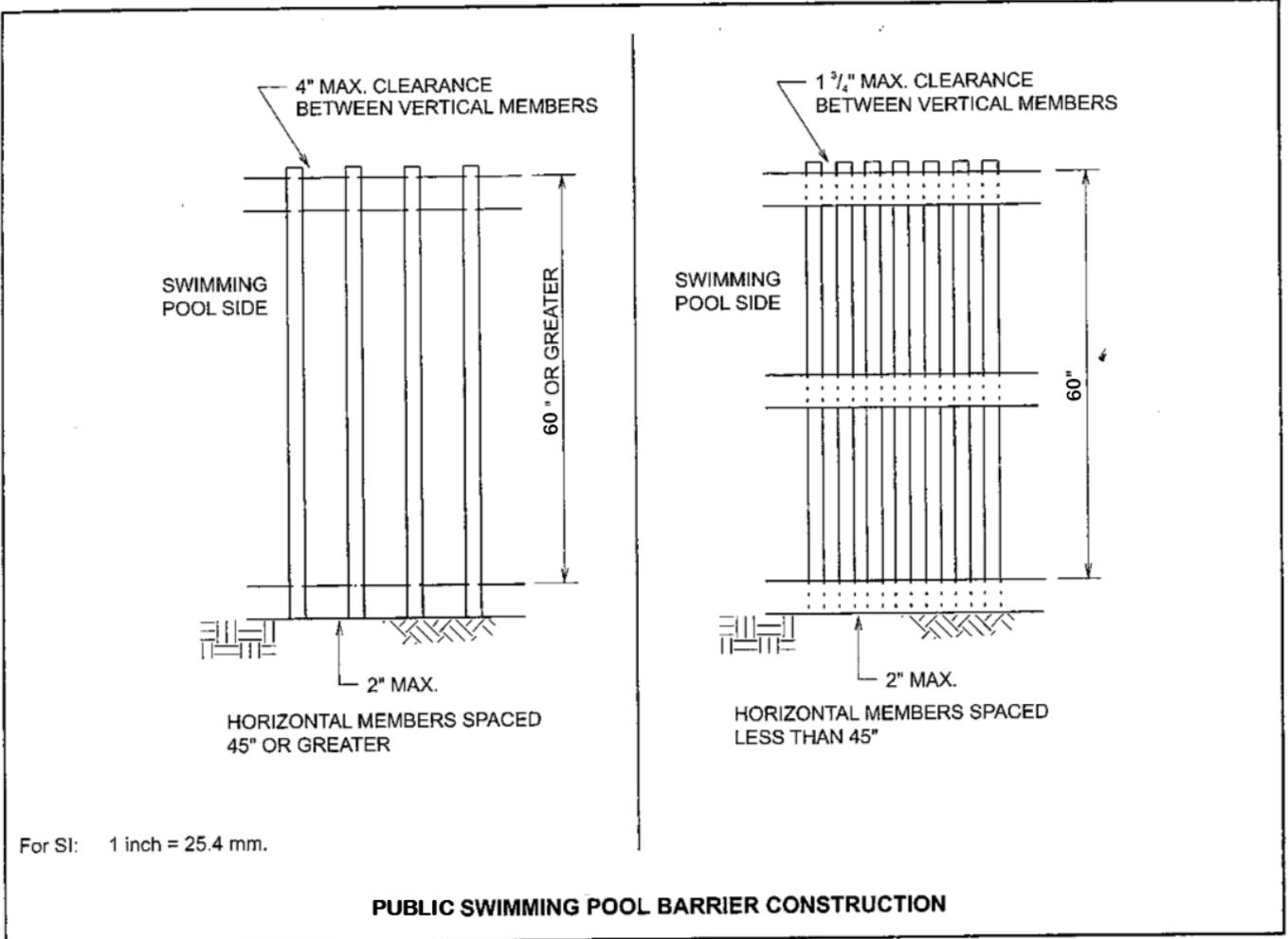
**PLEASE SEE THE NEXT PAGE FOR EXPLANATORY ILLUSTRATIONS**

## COMMERCIAL HOT TUB BARRIER/OPENINGS CONSTRUCTION



For SI: 1 inch = 25.4 mm.

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