



**City of Millbrae
621 Magnolia Ave.
Millbrae, Ca. 94030**

BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

The City of Millbrae has adopted the CBC, 2001 edition in which standards for barriers around swimming pools, spas and hot tubs are established. Those standards have been condensed and are listed here to help those planning to construct or already have swimming pools, spas or hot tubs. The **Barrier Standards** are as follows:

1. Minimum barrier height: 48".
2. The maximum opening between the barrier and ground is 2" measured on the side away from the swimming pool, spa or hot tub. The maximum opening shall be 4" if the grade is concrete or other "hardscape" material.
3. If horizontal rail members are used and they are less than 45" apart, creating a ladder, they shall be located on the pool side of the barrier.
4. Any decorative work on the side away from the pool, such as protrusions, indentations and cutouts which make the barrier easy to climb shall **NOT** be allowed.
5. Openings in the barrier shall not allow passage of a 1-3/4" diameter sphere.
 - a. If the vertical spacing of horizontal rails is more than 45", the opening size may be increased so passage of a 4" diameter sphere is **not** allowed.
 - b. For barriers with vertical **and** horizontal members, the spacing of the vertical members may be up to 4" if the distance between the tops of the horizontal members is more than 45".
6. Chain link fencing shall **not** be less than 11 ga. wire.
7. Gates shall be self closing and latching.
 - a. The latch must be located on the pool side of the gate and at least 3" from the top of the gate if the latch is less than 54" from the bottom of the gate.
 - b. The gate and barrier shall have no openings greater than 1/2" within 18" of the latch or release mechanism if less than 54" from the bottom of the gate.
 - c. Pedestrian gates shall swing away from the pool, spa or hot tub.
 - d. Other gates shall be equipped with lockable hardware or padlocks and must remained locked at all times when not in use.

8. If the dwelling is a part of the barrier and it contains door openings between the dwelling and pool, spa or hot tub, items 1 through 7 above shall be provided or one of the following must be provided:
 - a. A self closing and self latching mechanism installed on all doors with direct access to the pool, spa or hot tub. The latch release must be located 54" or more above the floor.
 - b. An audible alarm installed on all doors with direct access to the pool, spa or hot tub. The alarm shall sound continuously for 30 seconds minimum immediately after the door and its screen, if present, are opened, and shall have a sound pressure level of 85 dBA measured from 10 feet away indoors. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation switch shall be located at least 54" above the threshold of the door.
 - c. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.
9. Where an above ground 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:
 - a. The ladder or steps shall be capable of being secured, locked or removed to prevent access or
 - b. The ladder or steps shall be surrounded by a barrier which meets the requirements of items 1 through 8 above.
10. Indoor swimming pools shall comply with item 8 above.

The complete and original wording of the standards can be found in the 1994 Uniform Building Code, Appendix Chapter 4.

Please refer to the attached drawing for the graphic application of some of the above standards. It'll help clarify some of the less obvious concepts and minimize confusion on some of the more involved details of the standards.

Still have questions? Call the Building Division at 259-2330, 8:30-12 noon on weekdays.