

RESIDENTIAL:  
**SWIMMING POOL & SPA INSTALLATION**

**GENERAL INFORMATION:**

The City of Fremont requires that installation of in-ground pools and spas that are over 18 inches deep or that have a surface area exceeding 250 square feet conform to the following requirements:

Swimming pools and spas must be installed and constructed in compliance with Fremont zoning regulations and the California Building, Electrical, Mechanical and Plumbing Codes and any other applicable laws.

**THINGS TO KNOW:**

- A Building Permit may be issued only to a State of California Licensed Contractor or the Homeowner. If the Homeowner hires workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance.
- When a permit is required for an alteration, repair or addition exceeding *one thousand dollars (\$1,000.00)* to an existing dwelling unit that has an attached garage or fuel-burning appliance, the dwelling unit shall be provided with a Smoke Alarm and Carbon Monoxide Alarm in accordance with the currently adopted code.

**SUBMITTAL DOCUMENT REQUIREMENTS:** The forms below shall be completed prior to your submittal.

- Building Permit Application
- Owner/Builder Form (*if applicable*)
- Construction Debris Hauler Acknowledgement Form and Waste Handling Plan
- Statement of Storm Water Pollution Prevention
- Completed application for an Encroachment Permit (*if applicable*)

**PLAN SUBMITTAL REQUIREMENTS:**

Complete sets of building plans and documents are required for the plan check of the proposed demolition. Plan size shall be 18" x 24" all dimensions and scales shall be clearly indicated on the plans. You may be required by the Building Official to obtain a registered architect or professional engineer to prepare your building plans. The City of Fremont requires:

- Three (3) sets of complete building plans, consisting of:
  - **Property Information:** The following information shall be on the cover sheet of the plan set: property address; zoning district; flood zone, if applicable; average front, side and rear setbacks to property lines; property owner's information, designer's or architect's and engineer's contact information.
  - **Site Plan:** Shall be drawn to scale (1/8" = 1' minimum) - Lot dimensions, showing the whole parcel and property lines, easements, utility services (gas, electric, sewer and water), public right-of-way from the property line to the street including sidewalks, footprint and overhangs of all structures, driveway and walkways within the front yard, other significant features that are greater than 12" above grade (e.g.

decks), setbacks and measured distance from the property lines and structures to the swimming pool; and square footage of swimming pool.

- **Proposed Pool and/or Spa Location:** location of barriers, fencing, and screening
- **Any other additional work:** electrical, mechanical, and plumbing permit associated with the pool/spa installation.
- **Structural details & calculations**
- **Best Management Practices:** Please visit the following link for more information and to attach to your plans: <https://fremont.gov/DocumentCenter/View/6592>

### **PLAN CHECK PROCESS:**

Applications for swimming pool, spa and/or hot tub installations require up to 15 days or more review time; once the permit is approved and issued, work must be commenced and inspected every 180 days in order to keep the permit from expiring.

**FEES:** *Other fees may apply; refer to the currently adopted fee schedule for further fee information.*

- Plan Check Fee – 100% of the Building Permit Fee
- Building Permit Fee – Based on Valuation
- Permit Application Fee
- Document Imaging Fee
- Community Planning Fees – 15% of Permit and Plan Check Fees
- Building Standard Fee
- Electrical Inspection Fees
- Mechanical Inspection Fees
- Plumbing Inspection Fees

### **INSPECTIONS:**

- Schedule a Pool Pre-Gunite code 106 first; followed by code 107 Pool Pre-Deck, 108 Pool Pre-Plaster and when the work is complete schedule a final inspection code 199.

### **TO SCHEDULE AN INSPECTION:**

Please call our Automated Inspection Request Service or online at [Fremont.gov/CitizenAccess](http://Fremont.gov/CitizenAccess). Inspections may be requested up to 3 days in advance of the requested inspection day, but no later than 3:00 pm the business day prior to the requested inspection day.

To identify the time of day your project is scheduled for inspection, please call your inspector directly on the scheduled inspection day at 8:00 am. The inspector's name and phone number are identified on the Inspection Record card.

### **ADDITIONAL SPECIFIC REQUIREMENTS (NOT LIMITED TO):**

- **Design:** In-ground pools and spas must be designed by a California licensed architect or engineer. Prefabricated pools must be approved products and installed according to the manufacturer's requirements.
- No pool shall be **located** in any required front yard or within any public utility easement.
- The pool and associated **equipment** may not be closer than three feet to any lot line or closer than four feet to any toe or slope of a compacted fill pad.
- **Barriers:** Swimming pools, spas and/or hot tubs must be provided with a barrier. The barrier may include structures, walls or fences, or covers and must adhere to the building

code including design, materials, clearances, opening sizes, placement of horizontal members, and decorative work, as well as protection of any doors or gates with direct access to the pool and/or spa.

- **Fences including structures & walls:** Swimming pools, spas and/or hot tubs must be surrounded by structures, walls or fences at least 5 feet high. Openings in the barrier shall not allow passage of a sphere 4 inches in diameter.
- **Gates:** Access gates shall be equipped with a locking device, be self-closing and shall open outward away from the pool.
- **Walls:** Where dwelling walls serve as part of the barrier, doors with direct access to the pool shall be equipped with a listed and labeled audible alarm which emits a warning when the door is opened.
- **Screening:** Most swimming pools and spas located within 50 feet of the property line must be screened from visibility from a public street or adjoining property by a structure or fence at least 5 feet tall, although some properties due to location or topography may require non view obstructing fencing or may be exempted from this requirement.
- All new and remodeled pools and spas shall have suction outlets with an **anti-entrapment cover** meeting the current ASTM or ASME standards. (CBC 3109.4.4.8 and CRC Appendix V)
- **Grading:** Grade changes of 2 feet or more in hill area locations or 3 feet or more in non-hill area locations, or moving 100 cubic yards or more soil (either grading on the lot or removing from or adding to the parcel) requires a permit. Plans must be prepared by a licensed California civil engineer and must show existing and proposed grading.
- **Retaining Walls:** Retaining walls more than 4 feet in height from the bottom of the footing to the top of the wall or retaining walls supporting a surcharge require a permit.

**GENERAL CONTACT INFORMATION:**

**DEVELOPMENT SERVICES CENTER**

39550 Liberty Street, Fremont, CA 94538

(510) 494-4443

Building and Safety (510) 494-4400

Community Preservation (510) 494-4430

Inspection Scheduling (510) 494-4885

Plans & Permits Division (510) 494-4460

Planning Division (510) 494-4440

Zoning Information Line (510) 494-4455