



**CURRENT REQUIREMENTS FOR SWIMMING POOLS  
CONTAINED IN THE UNIFORM FIRE PREVENTION AND  
BUILDING CODE (THE “UNIFORM CODE”)  
(July, 2007)**

**Introduction**

The State Uniform Fire Prevention and Building Code (the “Uniform Code”) is promulgated by the State Fire Prevention and Building Code Council (the “Code Council”) pursuant to Article 18 of the Executive Law. The Uniform Code includes provisions contained in Parts 1220 to 1226 and Part 1228 of Title 19 of the *New York Code, Rules and Regulations* (the “NYCRR”) and the provisions contained in the publications that are mentioned in Parts 1220 to 1226. Those publications include the *Residential Code of New York State*, the *Building Code of New York State*, the *Plumbing Code of New York State*, the *Mechanical Code of New York State*, the *Fuel Gas Code of New York State*, the *Fire Code of New York State*, and the *Property Maintenance Code of New York State*.

The Uniform Code includes a number of provisions relating to swimming pools. This document is intended to summarize the requirements for swimming pools currently found in the Uniform Code.

Please note that local laws regarding fencing and other safety requirements for swimming pools may be more restrictive than requirements for swimming pools contained in the Uniform Code. If you are considering the purchase of a swimming pool, you should review the Uniform Code provisions summarized in this document and, in addition, you should consult the local laws, ordinances, codes and regulations of the municipality where the pool is to be installed for any further requirements.

**Definition of “swimming pool”**

The term “swimming pool” is defined in the Uniform Code as “any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, aboveground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.”<sup>1</sup>

**NOTE:** The phrase “contains water over 24 inches deep” means having walls high enough for the pool to be capable of containing water to a depth of more than 24 inches when filled. A pool which is *capable* of containing more than 24 inches of water is a “swimming pool” (and is subject to all applicable Uniform Code provisions relating to “swimming pools”) even if the pool is only filled to a depth of less than 24 inches.

## **Barrier Requirements: Outdoor Residential Swimming Pools**

An outdoor residential swimming pool must be provided with a barrier which completely surrounds the swimming pool and obstructs access to the swimming pool. The barrier may consist of a fence, a wall, a building wall, or any combination thereof.<sup>2</sup> The barrier must be at least 4 feet (48 inches) high, and must satisfy certain specified requirements (which are discussed in more detail below).

Access gates must satisfy the requirements applicable to barriers, and as well as certain additional requirements (which are discussed in more detail below). In addition, access gates must be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

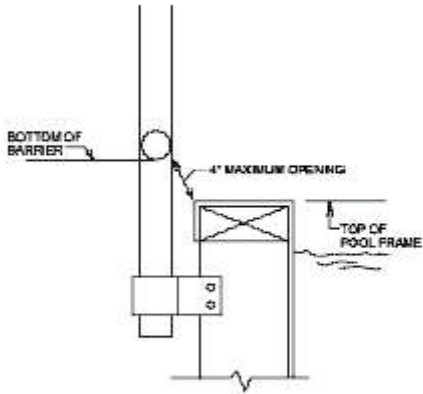
NOTE: In general, the barrier requirements discussed in this document apply to all swimming pools, without regard to the date of construction or installation of the pool.<sup>3</sup>

NOTE: As mentioned above, the definition of “swimming pool” includes hot tubs and spas. However, a hot tub or spa with a safety cover that complies with reference standard ASTM F 1346, entitled *Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs*, is exempt from the barrier requirements discussed here.

NOTE: The principal purpose of the Uniform Code’s barrier requirements is to make swimming pools inaccessible to children. The specific requirements discussed below are intended to prevent a child from crawling under the barrier, fitting through the barrier, or climbing over the barrier. The requirements for access gates are intended to prevent a child from opening an access gate.

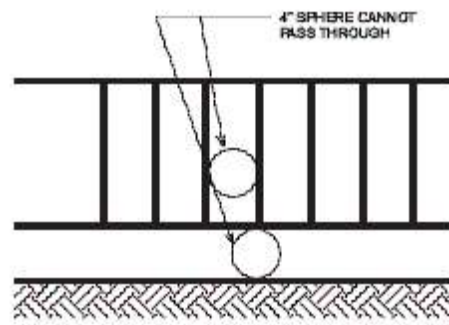
Barriers provided for outdoor residential swimming pools must satisfy the following requirements:

- The barrier must completely surround the swimming pool and must obstruct access to the swimming pool.
- The barrier must be at least 4 feet (48 inches) high.
- The space between the bottom of the barrier and the ground cannot exceed 2 inches.
- In the case of an above-ground pool, the barrier may be at ground level or mounted on top of the pool structure; however, if the barrier is mounted on top of the pool structure, the space between the top of the pool structure and the bottom of the barrier cannot exceed 4 inches. *See Figure 3109.4.1 on Page 3.*
- Any opening in the barrier must be small enough to prevent the passage of a 4-inch-diameter sphere through the opening. *See Figure 3109.4.1.1 on Page 3.*



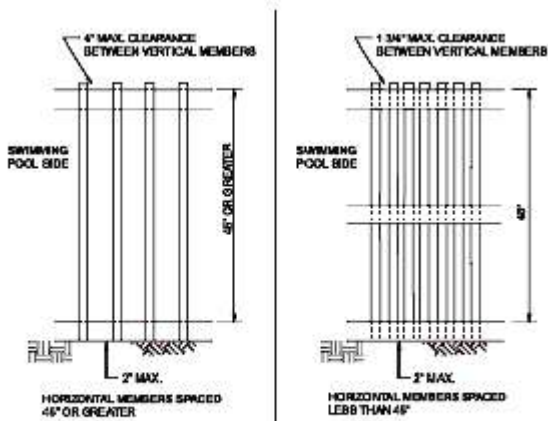
For SI: 1 inch = 25.4 mm.

**Figure 3109.4.1  
OPENING LIMITATIONS**



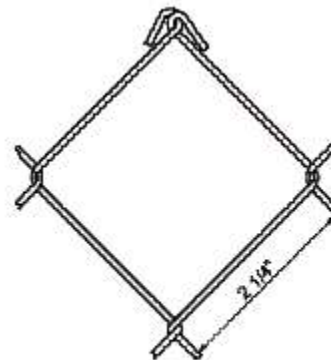
For SI: 1 inch = 25.4 mm.

**Figure 3109.4.1.1  
BARRIER OPENINGS**



For SI: 1 inch = 25.4 mm.

**Figure 3109.4.1.3  
PRIVATE SWIMMING POOL BARRIER CONSTRUCTION**



For SI: 1 inch = 25.4 mm.

**Figure 3109.4.1.8  
CHAIN-LINK FENCE MESH FOR PRIVATE  
SWIMMING POOLS**

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- A barrier that does not have openings, such as a masonry or stone wall, cannot contain indentations or protrusions (except for normal construction tolerances and tooled masonry joints).
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches:
  - the horizontal members must be located on the swimming pool side of the fence;
  - the spacing between vertical members cannot exceed 1.75 inches; and
  - spacing within any decorative cutouts in vertical members cannot exceed 1.75 inches. *See Figure 3109.4.1.3 on Page 3.*
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more:
  - spacing between vertical members cannot exceed 4 inches; and
  - spacing within any decorative cutouts in vertical members cannot exceed 1.75 inches. *See Figure 3109.4.1.3 on Page 3.*
- If a chain link fence is used as the barrier, the mesh size cannot exceed 2.25-inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches. *See Figure 3109.4.1.6 on Page 3.*
- Where the barrier is composed of diagonal members, such as a lattice fence, the opening formed by the diagonal members cannot exceed 1.75 inches.
- Access gates must satisfy the requirements stated above, and must be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.
  - Pedestrian access gates must open outward away from the pool, must be self-closing, and must have a self-latching device.
  - Gates other than pedestrian access gates must have a self-latching device.
  - Where the release mechanism of the self-latching device on a pedestrian access gate or on any other gate is located less than 54 inches from the bottom of the gate, the release mechanism and openings must comply with the following:

- the release mechanism must be located on the pool side of the gate at least 3 inches below the top of the gate, and
  - the gate and barrier must have no opening greater than 0.5 inch within 18 inches of the release mechanism.
- A building wall can form part of the required barrier. However, where a wall of a dwelling serves as part of the barrier, at least one of the following requirements must be satisfied:
  - the pool must be equipped with a powered safety cover in compliance with reference standard ASTM F1346, entitled *Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs*; or
  - all doors with direct access to the pool through that wall must be equipped with an alarm which (1) produces an audible warning when the door and its screen, if present, are opened, (2) sounds continuously for a minimum of 30 seconds *immediately* after the door is opened, (3) is capable of being heard throughout the house during normal household activities, (4) automatically resets under all conditions, and (5) is equipped with a manual means, such as touchpad or switch, to deactivate the alarm temporarily for a single opening (such deactivation cannot last for more than 15 seconds, and the deactivation switch[es] must be located at least 54 inches above the threshold of the door); or
  - other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body and which afford a degree of protection not less than the protection afforded by the powered safety cover and door alarm described above, must be provided.
- In the case of an above-ground pool, the pool structure itself can serve as a part of the required barrier, provided that the pool structure is sufficiently rigid to obstruct access to the pool. However, 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:
  - the ladder or steps shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9 above; and
  - when the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere.

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

### **Barrier Requirements: Indoor Residential Swimming Pools**

All walls surrounding an indoor residential swimming pool must comply with the above-stated requirements for building walls used as all or part of a barrier around an outdoor residential swimming pool.<sup>4</sup>

### **Barrier Requirements: Public Swimming Pools**

A public swimming pool must be completely enclosed by a fence at least 4 feet in height or a screen enclosure. Openings in the fence must not permit the passage of a 4-inch diameter sphere. The fence or screen enclosure must be equipped with self-closing and self-latching gates.<sup>5</sup>

See also section 302.7.2.1 of the *Property Maintenance Code of New York State*, which provides that an approved enclosure, at least 4 feet in height, must be provided around outdoor swimming pools, so that such pools are inaccessible to children. The enclosure may surround either the pool area or the property.

NOTE: The *State Sanitary Code* (10 NYCRR Chapter 1) is a regulation promulgated by the New York State Department of Health. Subpart 6-1 of the *State Sanitary Code* applies to all swimming pools *except* (1) a swimming pool “owned and/or maintained by an individual for the use of his family and friends; (2) spa pools used under medical supervision or associated with hospitals; and (3) float tank or relaxation tank used for solitary body immersion in skin-temperature salt water.” Therefore, Subpart 6-1 applies to most “public” swimming pools. If a swimming pool is subject to the provisions of Subpart 6-1 of the *State Sanitary Code*, then

- the pool must be enclosed within a fence or other barrier, at least four feet high, which can only be entered by bathers through self-closing and positive self-latching doors or gates;
- the knob or handle controlling the latch must be at least 40 inches above grade;
- the gate or door must be locked, and access to pool prevented, when the pool is not supervised;
- swimming pool fences constructed after the effective date of Subpart 6-1 (March 30, 1988) must meet the requirements of the Uniform Code; and

- in the case of a swimming pool fence constructed prior to March 30, 1988, no opening shall exceed four inches.

### **Pool Alarm Requirements** <sup>6</sup>

Every swimming pool that is installed, constructed or substantially modified after December 14, 2006 must be equipped with an approved pool alarm which:

- is capable of detecting a child entering the water and giving an audible alarm when it detects a child entering the water;
- is audible poolside and at another location on the premises where the swimming pool is located;
- is installed, used and maintained in accordance with the manufacturer's instructions;
- is classified to reference standard ASTM F2208, entitled *Standard Specification for Pool Alarms* (either the version adopted in 2002 and editorially corrected in June 2005, or the version adopted in 2007); and
- is not an alarm device which is located on person(s) or which is dependent on device(s) located on person(s) for its proper operation.

A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm must be installed.

Pool alarms are not required in:

- a hot tub or spa equipped with a safety cover classified to reference standard ASTM F1346 (2003), entitled *Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs*, or
- any swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover classified to reference standard ASTM F1346 (2003).

## Design and Construction Requirements

In-ground pools must be designed and constructed in conformance with reference standard ANSI/NSPI-5, entitled *Standard for Residential In-ground Swimming Pools*.<sup>7</sup>

Above-ground and on-ground pools must be designed and constructed in conformance with reference standard ANSI/NSPI-4, entitled *Standard for Above-ground/On-ground Residential Swimming Pools*.<sup>8</sup>

NOTE: A “public” swimming pool that is subject to Subpart 6-1 of the *State Sanitary Code* must comply with the design standards and construction provisions of Subpart 6-1.

## Maintenance Requirements

The *Property Maintenance Code of New York State* provides that swimming pools must be maintained in a clean and sanitary condition, and in good repair.<sup>9</sup>

NOTE: A “public” swimming pool that is subject to Subpart 6-1 of the *State Sanitary Code* must comply with the operation, supervision and maintenance provisions of Subpart 6-1.

## Other Requirements

Several other technical requirements are covered by the Uniform Code:

- Safety glazing material is required in the walls and fences enclosing indoor and outdoor swimming pools where certain conditions are met. See *Building Code of New York State* §2406.2.9.
- Support provisions for membrane structures: see *Building Code of New York State* §3102.8.3.
- Recirculation of supply air to a swimming pool and associated deck areas: see *Mechanical Code of New York State* § 403.2.1.2.
- Regulation of solar heating systems: see *Mechanical Code of New York State* § 1401.
- Swimming pools shall be protected against backflow in accordance with *Plumbing Code of New York State* § 608. See *Plumbing Code of New York State* § 423.1.

- Where waste water from swimming pools, backflow from filters and water from pool deck drains discharge to the building drainage system, the discharge must be through an indirect waste pipe via an air gap. See *Plumbing Code of New York State* § 802.1.4.
- Suction fittings for use in swimming pools shall comply with reference standard ASME/ANSI A112.19.8M, entitled *Suction Fittings for Use in Swimming Pools, Wading Pools, Spas, Hot Tubs, and Whirlpool Bathtub Appliances*. See *Residential Code of New York State* § 2701.1.
- The construction and installation of electric wiring and equipment associated with swimming pools, wading pools, hot tubs and spas, and hydromassage bathtubs, whether permanently installed or storable, and metallic auxiliary equipment, such as pumps, filters and similar equipment, are subject to the provisions of Chapter 41 of the *Residential Code of New York State*. For example:
  - Wiring methods must comply with *Residential Code of New York State* § 4102.
  - Equipment location and clearances must comply with *Residential Code of New York State* § 4103.
  - *Residential Code of New York State* § 4104 contains requirements relating to bonding of metallic parts, and permitted methods of bonding.
  - *Residential Code of New York State* § 4105 contains requirements relating to grounding of equipment.
  - *Residential Code of New York State* § 4106 contains requirements relating to installation of equipment.
  - *Residential Code of New York State* § 4107 contains special provisions relating to storable swimming pools.
  - *Residential Code of New York State* § 4108 contains special provisions relating to spas and hot tubs.
  - *Residential Code of New York State* § 4109 contains special provisions relating to hydromassage bathtubs.

## **State Energy Conservation Construction Code Requirements**

The State Energy Conservation Construction Code (the “Energy Code”) is promulgated by the Code Council pursuant to Article 11 of the Energy Law. The Energy Code is included provisions in Part 1240 of Title 19 of the NYCRR and in the publication mentioned in that Part. That publication is the *Energy Conservation Construction Code of New York State*.

Pool heaters must have an ON-OFF switch mounted for easy access to allow the heater to be shut off without adjusting the thermostat setting and to allow restarting of the heater without relighting the pilot light.<sup>10</sup>

All heated swimming pools must be equipped with a pool cover. However, outdoor pools deriving more than 20 percent of the energy for heating from renewable sources are exempt from this requirement.<sup>11</sup>

Heated pools must have time clocks so that the pump may be set to run during the off-peak electric demand period. This also allows the pump to run for the minimum time necessary to keep the water in a clear and sanitary condition in accordance with applicable health standards.<sup>12</sup>

## ENDNOTES

1. See *Building Code of New York State* §3109.2.
2. See *Residential Code of New York State*, Appendix G, section 105.2 and the definitions in *Residential Code of New York State*, Appendix G, section 102.1. See also *Property Maintenance Code of New York State* § 302.7.2.1, which provides that an approved enclosure, at least 4 feet in height, must be provided around outdoor swimming pools, so that such pools are inaccessible to children.
3. See Tarquini v. Town of Aurora, 77 N.Y.2d 354 (1991).
4. See *Residential Code of New York State*, Appendix G, section 105.3.
5. See *Building Code of New York State* § 3109.3.
6. See 19 NYCRR, Part 1228, section 1228.2.
7. See *Residential Code of New York State*, Appendix G, § 103.1.
8. See *Residential Code of New York State*, Appendix G, § 103.2.
9. See *Property Maintenance Code of New York State* § 302.7.2.
10. See *Energy Conservation Construction Code of New York State* § 504.3.1.
11. See *Energy Conservation Construction Code of New York State* § 504.3.2
12. See *Energy Conservation Construction Code of New York State* § 504.3.3.