



PLAN REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

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Committee Supported Responses

Plan Review Committee Question/Survey for July

Subject: Dimensional Tolerances (Accessibility)

Background: CBC Section 1101B.4 Dimensional Tolerances states: "All dimensions are subject to conventional building industry tolerances for filed conditions".

	YES		NO	
1. Does your jurisdiction have a written policy for dimensional tolerances?	1	4%	22	96%
2. Would your jurisdiction allow a ½" +/- dimensional tolerance for an accessible doorway threshold?	0	0%	24	100%
3. Would your jurisdiction allow for a 1" +/- dimensional tolerance for the required accessible transaction counter in a retail establishment?	5	21%	19	79%
4. Would your jurisdiction allow for a 1" +/- dimensional tolerance for the 18" water closet clearance to the sidewall in an accessible restroom?	6	25%	18	75%
5. Would your jurisdiction allow for a 1" +/- dimensional tolerance for a side grab bar at an accessible water closet in an accessible restroom?	6	25%	18	75%
6. Would your jurisdiction allow for a 1" +/- dimensional tolerance for an accessible electrical switch height location?	8	33%	16	67%
7. Would your jurisdiction allow for a 1" +/- dimensional tolerance for the handrail height on an accessible pedestrian ramp?	3	13%	21	88%

Subject: Private Swimming Pool Barriers

Background: CBC Section 3105B Definitions:

Approved Safety Pool Cover means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91

Enclosure means a fence, wall or other barrier that isolates a swimming pool from access to the home

	YES		NO	
8. Does your jurisdiction allow all pool covers that comply with ASTM Standard F 1346-91 to be installed in your jurisdiction?	19	76%	6	24%
9. Does your jurisdiction verify that the pool cover complies ASTM Standard F 1345-91:				

a. Through 3rd party verification such as a Nationally recognized testing agency (ICC, U.L. or equivalent)?	15	63%	9	38%
b. Accepts the manufactures statement and brochure as meeting the required standard?	7	29%	17	71%
10. Does your jurisdiction adopt CBC Appendix Chapter 4 Division 1 Barriers for Swimming Pools, Spas and Hot Tubs?	9	36%	16	64%
11. Does your jurisdiction allow chain link fence as an approved material for a pool enclosure as defined in CBC section 3152B?	16	67%	8	33%
12. Does your jurisdiction allow the removable fabric fence such as those manufactured by "Pool Guard", "Life Saver" or "Pool Barrier" as an approved material for a pool enclosure as defined in CBC section 3152B?	6	26%	17	74%

Coments by the Spokespersons

1. We allow the listed barriers in question 12 if they are permently installed

2. #2 , yes if an existing, older building.

Chain link needs to be 11 guage or thicker with a maximum 1.75" opening. This is not a readily available product. We will allow 11 gauge with larger openings and wood or other slats installed.

3. We have City regulation regarding fencing for pools.

4. We have additional municipal code requirements for in ground pools in addition to CBC.

5. We do not use 31B division 11 for private pools. We had adopted appendix chapter 4 prior to the addoption of chapter 31B, so we are stuck with what we had been doing already. We like that it is more restrictive/safer.

6. #'s 2,5,6,&7 could be yes depending on the situation (maybe on an existing, not new structure). We have not had any pool covers in this jurisdiction as of yet. Our MC is more restrictive than the CBC on spas/swimming pools.

7. I have not seen the products in question 12, but the fact it is removable would likely mean that it would not be acceptable.

8. Chain link is real questionable. It must be of the spaller opening size and that is still questionable. Appendix Chapter 4 does not have the proper barrier height and is not up to the current Health and Safety standards.

9. Not sure about #12. I have not seen these fences.

10. Questions 3 and 6 depend on weather or not it is new construction or renovation. For new construction we allow no tolerances.

Qusetion 11 would depend on weather or not the spacings we filled with slats.

Qusetion 12 would depend on the type installed and the testing agencies.

11. We do not allow pool covers in lieu of an enclosure. Fencing must be 6 feet

tall.

12. #'s 1-7 +/- is not a field tolerance we accept for access provisions due to the exposure for liability. We will accept 1/8" +/- for most access dimensions except threshold height.

#'s 8-12 We require all private pool enclosures to be substantially permanent in the ability to restrict access to the pool. We do not accept operable or removeable enclosures to satisfy this requirement. Permanent with self-closing gate is what we require.

Plan Review Committee Supported Responses to the July Question/Survey

Questions 1-7 were presented as a survey. The PRC recognizes that CBC 1101B.4 all dimensions are subject to conventional building industry tolerances for field conditions, however, we strongly believe that stated written tolerances are inappropriate, especially for new construction. We believe that discrepancies between specific required dimensions and actual constructed dimensions should be approved or disapproved on a case by case bases. Due consideration must be given to the possible impact of allowing deviations for required dimensions such as doorways that are less than 32 inches net clear and thresholds greater than one half inch high.

One method for helping to prevent the need for consideration of dimensional tolerances is to check for possible issues at frame inspection. A proactive approach would be to provide a reference sheet to all your inspectors showing all minimum/maximum rough frame dimension measured from rough plumbing stubs. This would allow the inspector to warn the contractor that they may have issues, depending on the actual fixtures or wall finishes, before it becomes a big problem at final inspection.

Questions 8-12 were presented as a survey. Many of our responding jurisdictions noted that they have their own adopted ordinances for the protection of swimming pools and spas that are more restrictive than CBC chapter 31 or Appendix chapter 4.