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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

TO: Virginia Building Code Officials

FROM: Cindy L. Davis, C.B.O., Deputy Director
Division of Building and Fire Regulation

DATE: February 1, 2017

RE: Technical Review Board Interpretation

The purpose of this memo is to distribute important information related to an interpretation of the Uniform Statewide Building Code for the purpose of ensuring uniformity throughout the Commonwealth.

At the January meeting of the Virginia State Technical Review Board, the Board heard a request for an interpretation on section 305.2.9 of the 2012 International Swimming Pool and Spa Code referenced by the Uniform Statewide Building Code.

The general question was whether or not this section required a three foot setback between the property line and the pool barrier. The decision of the board was affirmative to this question. Please see the attached formal interpretation.

Questions can be directed to sbco@dhcd.virginia.gov or you can call 804-371-7150

CLD

Attachment



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VIRGINIA STATE BUILDING CODE TECHNICAL REVIEW BOARD

I N T E R P R E T A T I O N

Interpretation Number: 1/2017

Code: USBC, Part 1, Virginia Construction Code/2012
International Swimming Pool and Spa Code (ISPSC)

Section No(s): Section 305.2.9

Section 305.2.9 Clear zone. There shall be a clear zone of not less than 36" (914 mm) around the exterior of the barrier and around any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the barrier.

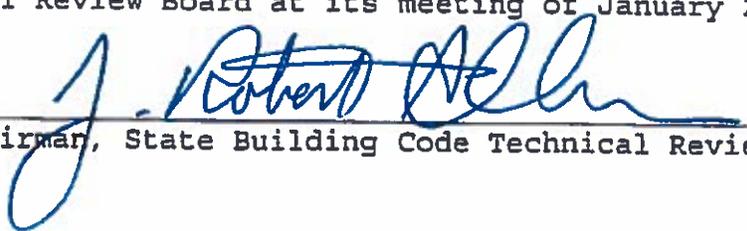
QUESTION #1: May a clear zone, as required by 305.2.9, be satisfied by being located on an adjacent property?

ANSWER: No, unless the pool owner has provided written legal proof of a continuing right to use the adjacent property as long as the pool exists.

QUESTION #2: Is the property owner that is constructing the swimming pool required to install barriers a minimum of 36 inches from the property line to create the clear zone on their own property?

ANSWER: Yes, unless previously satisfied by statement above.

This Official Interpretation was issued by the State Building Code Technical Review Board at its meeting of January 20, 2017.



Chairman, State Building Code Technical Review Board