



Residential Pool Inspection Procedures

Effective 1/1/2020, The City of Tracy will be revising the required inspection sequence for residential in-ground pool and spa construction projects.

In the past, the City included the final inspection process to be performed at the same time that a pre-plaster inspection was scheduled. Due to recent code modifications, this process does not allow for a complete verification of the required safety devices being installed.

The new sequence of residential in-ground pool inspections shall be:

- **Pre-Gunite:** During this inspection, City staff will verify that steel placement is in accordance with the approved plans and perform a rough electrical inspection (including trenches and bonding), a rough plumbing inspection (including trenches, gas and circulation lines, pressure testing of such, etc.). Setbacks will also be verified as per approved plans.
- **Pre-Deck:** During this inspection, City staff will verify that the area surrounding the pool is complete and ready to accept the application of the pool deck. Steel installation will be verified with proper bonding installed.
- **Pre-Plaster:** Prior to releasing the pool for plastering, City staff will verify all elements of construction and life safety are in place and functional. Door alarms need to be installed and tested. All perimeter gates will need to be self-closing and will be verified before approval. The second drowning prevention safety feature shall be at the site. All pool equipment is installed and properly bonded.
- **Final Inspection:** During this inspection the pools should be filled, City staff will verify that the second drowning prevention safety feature is properly installed. Pool cover shall be on site. Final equipment installation will be verified.

NOTE: Prefabricated fiberglass in-ground pools **must** have barriers and alarms installed and operational and inspected for approval **immediately** after excavation and **prior** to installation of pool.

If you have any questions regarding this new procedure, please feel free to contact the Building Safety Division.