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**CITY OF BIG BEAR LAKE
CODE COMPLIANCE DIVISION
POLICY & PROCEDURE MANUAL**

Effective Date: October 21, 2015

Subject: SPA AND DECK INSPECTION REQUIREMENTS FOR TRANSIENT PRIVATE HOME RENTAL UNITS

PURPOSE

The Code Compliance Division is responsible for ensuring that Transient Private Home Rental (TPHR) Units are in compliance with local ordinance and state requirements. Spa installations on TPHR properties, particularly when located on decks located more than 30" above the adjacent grade level, pose certain inspection challenges. This policy identifies the inspection criteria that will be followed with respect spa installations at TPHR properties.

PROCEDURE

SPAS INSTALLATIONS AT GRADE – TPHR INSPECTION ITEMS

1. A spa shall be provided with a minimum 5' high fence enclosure with self closing and latching gates; or, shall be provided with a listed cover. If a spa cover is utilized in lieu of a fence enclosure (which will be the case in almost all spa installation cases), the TPHR inspector shall verify that the cover is listed in accordance with State standards; and, that the spa cover is in good condition; and, that all spa lock-down straps and locking clips are in good condition and function properly.
2. The TPHR inspector shall verify that the spa electrical disconnecting means is located within site of the spa and is properly installed in a weather-tight electrical box.
3. The TPHR inspector shall verify that the electrical wiring supplying power to the spa is installed in weather-tight conduit with weather-tight connections; and, that this conduit is supported properly.
4. The TPHR inspector shall verify that the spa equipment is provided with GFCI over current protection (i.e. a GFCI circuit breaker at the electrical service panel or within the spa equipment enclosure).
5. The TPHR inspector shall verify that the spa is located a minimum of 5' from any exterior outlet or other electrical device.
6. If the TPHR inspector verifies that the spa installation does not comply with any or all of Items 2

through 5 listed above, the TPHR inspector shall fail the TPHR inspection and shall refer the TPHR managing agent or owner to the Building and Safety Division for issuance of an electrical permit for the spa installation. A TPHR inspection approval will not be granted until all identified electrical issues have been corrected and the Building and Safety Division has granted a final inspection approval for the spa installation.

SPA INSTALLATIONS ON DECKS 30" OR LESS ABOVE ADJACENT GRADE

1. The TPHR inspector shall verify spa installation compliance with inspection items 1 through 6 identified in "SPA INSTALLATIONS AT GRADE" section above.
2. The TPHR inspector shall verify that the deck is not exhibiting signs of dry rot or decay. Any identified dry rot or decay of decking, deck joists, deck girders and or deck posts will require that the dry rot or decaying deck member(s) be replaced with a new member of the same dimension.
3. The TPHR inspector shall verify that the deck ledger is attached to the home with lag screws. If the TPHR inspector identifies that the deck ledger is attached to the home solely with nails, the TPHR manager or owner shall be informed that the TPHR inspection cannot be approved until the deck ledger is attached to the home with a minimum of ½" X 5-1/2" lag screws installed at 16" on-center.
4. The TPHR inspector shall verify that readily accessible and visible deck support posts are attached to deck girders with approved straps or post caps. Toenail connections are not acceptable and must be augmented with either post caps or t-straps.
5. If the TPHR inspector identifies that any or all of the items listed above are non-compliant, the TPHR shall not approve the TPHR inspection and shall inform the management agent or owner of the issues that need to be corrected. A building permit shall not be required for any deck repairs identified in items 2 through 4, but a second inspection will be required to verify correction of the non-compliant issues prior to the granting of an inspection approval allowing the use of the home for TPHR purposes.

SPA INSTALLATIONS ON DECKS OVER 30" ABOVE ADJACENT GRADE

1. The TPHR inspector shall verify spa installation compliance with inspection items 1 through 6 identified in "SPA INSTALLATIONS AT GRADE" section above.
2. The TPHR inspector shall verify compliance with inspection items 2 through 4 identified in "**SPA INSTALLATIONS ON DECKS 30" OR LESS ABOVE ADJACENT GRADE**" section above. However, if the TPHR inspector identifies any non-compliant items, or deck joist or deck girder spans exceeding 8', or the lack of lateral bracing or inadequate lateral bracing at deck support to

girder locations the TPHR inspector shall fail the TPHR inspection and inform the TPHR managing agent or owner of their need to contact Code Compliance to evaluate the existing deck construction. The Code Compliance Division may require modifications to correct identified non-compliant items identified; or, may require the submittal of engineered deck plans to the Building and Safety Division for review, approval and building permit issuance, depending on the nature of the condition of the existing deck construction. A TPHR inspection approval will not be granted until either the Code Compliance Division or the Building and Safety Division has approved the correction of all identified non-compliant deck items.

3. The TPHR inspector shall verify that the spa is located a minimum of 3' from any window or metal framed sliding glass door (Exceptions: 1. Vinyl dual pane windows or vinyl sliding glass doors where the exterior pane of glass is tempered. 2. Spas equipped with cover lifts that create a barrier preventing contact with window glass or metal window/door frames by spa occupants).
4. The TPHR inspector shall verify that the spa is located a minimum of three feet away from any guardrail (Exceptions: 1. Spas equipped with cover lifts that create a barrier between the guardrail and spa occupants. 2. Where the guardrail has been extended in height to a minimum of 24" above the top edge of the spa).