

**Assembly Bill No. 3305**

**CHAPTER 925**

An act to amend, add, and repeal Section 1102.6 of the Civil Code, to amend Section 18942 of, and to add Article 2.5 (commencing with Section 115920) to Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code, relating to housing.

[Approved by Governor September 25, 1996. Filed  
with Secretary of State September 26, 1996.]

**LEGISLATIVE COUNSEL'S DIGEST**

AB 3305, Setencich. Housing: safety: disclosures.

(1) Existing law requires a seller of residential property to make disclosures upon the transfer of that property, and sets forth the content and form of these disclosures.

This bill would, commencing July 1, 1997, add to the listing of required disclosures certain prescribed security safeguards, including, among other things, the presence or absence of security bars for windows, with, or without, quick-release mechanisms on bedroom windows, an anchored, bolted, or strapped water heater, a child-resistant barrier, as prescribed, for a pool, and a locking safety cover for a spa, would delete the disclosure requirement regarding a hot tub, and would make other technical, nonsubstantive changes.

(2) Existing law makes certain safety and sanitation requirements applicable to public swimming pools, including, but not limited to, the requirement that every person operating or maintaining a public swimming pool do so in a sanitary, healthful, and safe manner.

Existing law designates the State Department of Health Services as having supervision over these requirements, and requires every health officer, within his or her jurisdiction, to enforce building standards relating to swimming pools, as defined.

This bill would, in addition, enact the Swimming Pool Safety Act to establish certain safety standards requiring swimming pool enclosures, safety pool covers, or exit alarms, as defined, or certain other means of protection, and would require each swimming pool for which a construction permit is issued on or after January 1, 1998, and that is located at a private, single-family home to meet at least one of these safety standards. In this regard, the bill would provide that any ordinance governing child access to pools adopted by a political subdivision on or before January 1, 1997, is presumed to afford protection that is equal to or greater than the safety standards prescribed by the act. This bill would make these standards applicable commencing January 1, 1998, to a private, single-family home for which a construction permit for a new swimming pool has



been issued on or after January 1, 1998. This bill would also require any person entering into an agreement to build a swimming pool to give the consumer notice of the requirements of this bill. By increasing the enforcement duties of local health and safety officers, this bill would impose a state-mandated local program.

This bill would exclude hot tubs with certain safety covers, public swimming pools, as defined, and any pool within the jurisdiction of a political subdivision that adopts an ordinance with requirements at least as stringent as the requirements of this bill.

This bill would exclude facilities regulated by the State Department of Social Services from requirements of this bill.

This bill would provide that these provisions are not subject to further modification or interpretation by any regulatory agency of the state and that this authority is reserved exclusively to local jurisdictions, as specified.

Existing law, the State Building Standards Law, requires the State Building Standards Commission to approve any state building standards and to publish a State Building Standards Code.

This bill would require the commission to publish the pool safety provisions of this bill in the State Building Standards Code with a note indicating that the provisions are subject to local government modification.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

*The people of the State of California do enact as follows:*

SECTION 1. Section 1102.6 of the Civil Code is amended to read:

1102.6. (a) The disclosures required by this article pertaining to the property proposed to be transferred are set forth in, and shall be made on a copy of, the following disclosure form:



NOTE TO PRINTING OFFICE: INSERT CAMERA-READY COPY  
HERE

For Real Estate Transfer Disclosure Statement (Set in Roman)











(b) This section shall remain in effect only until July 1, 1997, and as of that date is repealed, unless a later enacted statute, that is enacted before July 1, 1997, deletes or extends that date.

SEC. 2. Section 1102.6 is added to the Civil Code, to read:

1102.6. (a) The disclosures required by this article pertaining to the property proposed to be transferred are set forth in, and shall be made on a copy of, the following disclosure form:



NOTE TO PRINTING OFFICE: INSERT CAMERA-READY COPY  
HERE

For Real Estate Transfer Disclosure Statement (Set in Roman)











(b) This section shall become operative on July 1, 1997.

SEC. 3. Section 18942 of the Health and Safety Code is amended to read:

18942. (a) The commission shall publish, or cause to be published, editions of the code in its entirety once in every three years. In each intervening year the commission shall publish, or cause to be published, supplements as necessary. For emergency building standards defined in subdivision (a) of Section 18913, an emergency building standards supplement shall be published whenever the commission determines it is necessary. The commission shall also publish, for emergency standards defined in subdivision (b) of Section 18913 and for building standards or administrative regulations that apply directly to the implementation or enforcement of building standards approved pursuant to subdivision (b) of Section 142.3 of the Labor Code, a semiannual supplement, or a more frequent supplement if required by federal law.

(b) The commission shall publish the text of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104, within the California Code of Regulations, Title 24, Part 2 requirements for single-family residential occupancies, with the following note:

“NOTE: These regulations are subject to local government modification. You should verify the applicable local government requirements at the time of application for a building permit.”

(c) The commission may publish, stockpile, and sell at a reasonable price the code and any materials incorporated therein by reference if it deems the latter is insufficiently available to the public, or unavailable at a reasonable price. Each state department concerned and each city, county, or city and county shall have an up-to-date copy of the code available for public inspection.

(d) (1) Each city, county, and city and county, including charter cities, shall obtain and maintain with all revisions on a current basis, at least one copy of the building standards and other state regulations relating to buildings published in Titles 8, 19, 20, 24, and 25 of the California Code of Regulations. These codes shall be maintained in the office of the building official responsible for the administration and enforcement of this part.

(2) This subdivision shall not apply to any city or county which contracts for the administration and enforcement of the provisions of this part with another local government agency which complies with this section.

Article 2.5 (commencing with Section 115920) is added to Chapter 5 of Part 10 of Division 104 of the Health and Safety Code, to read:



Article 2.5. The Swimming Pool Safety Act

115920. This act shall be known and may be cited as the Swimming Pool Safety Act.

115921. As used in this article the following terms have the following meanings:

(a) “Swimming pool” or “pool” means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. “Swimming pool” includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and nonportable wading pools.

(b) “Public swimming pool” means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home.

(c) “Enclosure” means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

(d) “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.

(e) “Exit alarms” means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

115922. Commencing January 1, 1998, except as provided in Section 115925, whenever a construction permit is issued for construction of a new swimming pool at a private, single-family home it shall be equipped with at least one of the following safety features:

(a) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923.

(b) The pool shall be equipped with an approved safety pool cover.

(c) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.

(d) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

(e) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth in subdivisions (a) to (d), inclusive, as determined by the building official of the jurisdiction issuing the applicable building permit. Any ordinance governing child access to pools adopted by a political subdivision on or before January 1, 1997, is presumed to



afford protection that is equal to or greater than that afforded by any of the devices set forth in subdivisions (a) to (d), inclusive.

115923. An enclosure shall have all of the following characteristics:

(a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.

(b) A minimum height of 60 inches.

(c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.

(d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.

(e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

115924. Any person entering into an agreement to build a swimming pool shall give the consumer notice of the requirements of this article.

115925. The requirements of this article shall not apply to any of the following:

(a) Public swimming pools.

(b) Hot tubs or spas with locking safety covers that comply with the American Society for Testing Materials-Emergency Performance Specification (ASTM-ES 13-89).

(c) Any pool within the jurisdiction of any political subdivision that adopts an ordinance for swimming pool safety that includes requirements that are at least as stringent as this article.

(d) An apartment complex, or any residential setting other than a single-family home.

115926. This article does not apply to any facility regulated by the State Department of Social Services even if the facility is also used as the private residence of the operator. Pool safety in those facilities shall be regulated pursuant to regulations adopted therefor by the State Department of Social Services.

115927. Notwithstanding any other provision of law, this article shall not be subject to further modification or interpretation by any regulatory agency of the state, this authority being reserved exclusively to local jurisdictions, as provided for in subdivision (e) of Section 115922 and subdivision (c) of Section 115924.

SEC. 4. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

Notwithstanding Section 17580 of the Government Code, unless otherwise specified, the provisions of this act shall become operative



on the same date that the act takes effect pursuant to the California Constitution.

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