



Complying with County Rules and ADA Requirements
Guidance for Public and Semi-Public Swimming Pool Owners
Handicapped Lifts and Gate Lock Height

**Maricopa County Environmental Services Department
Swimming Pool Plan Review Program**

Maricopa County Environmental Services Department is not authorized to enforce ADA accessibility requirements as part of our regulation of public and semi-public swimming pools and spas. However, the Department recognizes that owners must simultaneously meet our County and ADA requirements. This document is provided to owners and contractors so they can comply with the Maricopa County Environmental Health Code (Code) when modifying a permitted bathing place to comply with new ADA requirements.

Installing Handicapped Lifts at Pools and Spas

1. Permanent installation of a fixed handicapped lift at an existing, permitted bathing place requires a simple remodel permit from the Department. The Department's review will include the following items, at a minimum.
 - a. Plans to mount the unit per manufacturer instructions, while maintaining the integrity of the deck and pool structure.
 - b. Maintaining code-required walkway behind the lift.
 - c. Swimming area is not impeded when the lift is not in use.
2. Installing a portable (wheeled type) handicapped lift adjacent to a pool or spa does not require a permit from the department. When set up at the pool or spa, the lift must be located where it does not impede the required walkway, allowing at least 4 feet (semi-public) or 10 feet (public) walkway clearance behind the lift. If the portable lift is affixed to the deck, the work must meet code requirements, including free of sharp or jagged edges. *If the lift manufacturer requires modification to the deck such as a sleeve or anchor bolts, the lift is not considered portable.*
3. For proposed lift installations in areas where walkway clearance or other Code requirements cannot be maintained, the owner must apply for and receive a Code variance from the Department prior to installing the equipment.
4. The Department does not require specific contractor licensing to install a lift. Your municipality and the State Registrar of Contractor may have other requirements.

Installing, Maintaining or Lowering Gate Locking Mechanisms Below 54 Inches Above the Floor

1. For new installations, a gate locking mechanism using a key cylinder, keypad or swipe card unit may be installed to meet the ADA maximum height requirement of 48 inches for operable parts. Owners of existing facilities may lower a gate locking mechanism using a key cylinder, keypad or swipe card unit to a height not lower than 48 inches above the floor for operable parts. An owner of a facility with an existing gate locking mechanism as listed above and installed with operable parts between 34 inches and 48 inches above the floor may maintain that height. Measurements shall be taken from the highest operable part of the mechanism, for example, from the top key on a keypad. (An excerpt from federal ADA regulations for allowable height settings follows.)
2. Gates with a non-key operated latch must maintain the latch operator mechanism at 54 inches or greater above the floor.
3. All other code requirements for gates apply, including outward opening from bathing area, self-closing and positive self latching.
4. Owners may maintain or modify any gates to the enclosure to meet ADA standards.
5. Is the lock or latch modification required to go through plan review? No.

From ADA and ABA Accessibility Guidelines for Buildings and Facilities

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTION (for pools and spas):

Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

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