
Code Compliance: Current

Use Group: Complex is Assembly A-3

Construction Type:

Type III, non-combustible exterior walls, wood framed roof structure

Floor of bathhouse is Type II concrete and steel frame

Building Area:

Main level, 4,030 SF gross
Basement (Filter Room) 2,730 SF
Crawl Space 1,300 SF

Life Safety:

Fire Protection: The pool complex is Assembly (A-3) occupancy. The size, occupancy, and fire area meet the requirements in the IBC 9032.2.1.3; a sprinkler system is not required.

Fire Alarm: An addressable fire alarm system is required. Building is not heated or conditioned. The following must be provided:

- A small, conditioned cabinet for the fire alarm control panel
- Cold and wet rated devices to prevent condensation tripping the alarm system
- Emergency lighting and exit signs are existing and required in the renovation

Energy Code:

The building itself does not utilize mechanical heating or cooling, making thermal performance a non-factor. The building will be drained and winterized for the off season.

Lighting and fans will be controlled by occupancy and CO2 sensors.

Handicapped Access:

- Main entry is not accessible
- Individuals with disabilities must use a pathway along the south side of the building and enter the complex from the pool deck.
- The floor level of the bathhouse is approximately 6 inches above the pool deck. Small ramps have been added to provide access from the deck into the men's and women's locker rooms. The staff areas are not accessible.
- Accommodations have been made to provide accessible toilet and shower facilities in the bathhouse.
- Staff areas are not accessible.
- A portable lift is available individuals with disabilities; staff must move the lift into place; this is not code compliant.
- The existing pool has a perimeter of over 300 linear feet. A second accessible means of egress/access is required.
- Access to the wading pool is not accessible.; the pool is not accessible.

Plumbing Fixture Count

The number of plumbing fixtures required for pool bathhouses is calculated by the number of bathers allowed in the swimming pool. 105 CMR 435.00 State Sanitary Code and the 248 CMR the State Plumbing Code establishes the criteria for bather load and fixtures counts. The existing pool has a calculated bather load of 460 Bathers. This 230 Men and 230 Women. The existing bathhouse provides the code required fixture count.

BATHER LOAD & FIXTURE QUANTITIES COMPUTATIONS EXISTING POOL

Information based:

105 CMR 435.00 State Sanitary Code/ 248 CMR 10.00 Uniform State Plumbing Code

Bather Load			
	Non Swimmer Area (<5'-0" depth)	Swimmer Area (>5'-0" depth)	
Area Pool (15,000sf)	5,150sqft	1,800sqft	
Area of Wading Pool	400sqft	sqft	
Total pool surface area	5,550sqft	1,800sqft	
One bather/user per (pool surface area)	15sqft	20sqft	
Number of Bathers/users	370	90	460
Number of Male Bathers/Users	185	45	230
Number of Female Bathers/Users	185	45	230

Plumbing Fixture Quantities Based on Maximum Bather Load				
	Men		Women	
One Water Closet Per	40	bathers	40	bathers
One Wash Basin Per	60	bathers	60	bathers
One Shower Per	40	bathers	40	bathers
	Men	Provided	Women	Provided
Number of Water Closets (Includes Urinal in Men's Room)	6	7	6	7
Number of Wash Basin's	4	4	4	4
Number of Shower's	6	6	6	6

Swimming Pool

A revised 105 CMR 435.00, Minimum Standards for Swimming Pools, State Sanitary Code; Chapter V of the Commonwealth of Massachusetts has been under draft review since 2017. We anticipate that these revisions will be adopted and have included proposed changes to the regulations as part of this review.

M.G.L. c140 § 206, a statutory law that takes precedence over regulatory law, further defines the requirements for fencing and pool covers.

- Existing pool is covered in the off season meeting the requirement of M.G.L. c140 § 206.
- The pool is properly secured by a 6ft. high chain link fence enclosure.
- The pool deck provides adequate space around the perimeter of the pool.
- The existing slide does not meet the requirements of the code. The slide discharges bathers 12 inches plus above the pool surface and is classified as a drop slide. Slides in Massachusetts must discharge users horizontally at the water surface.
- The east side of the pool enclosure must provide an appropriate fence; the pool is currently open to the pond/river.
- The pool does not have a perimeter deck. Although the pool is open to the lawn area, a hard surface draining away from the pool is needed; a minimum 4 foot wide deck is required on the east side between the pool and the pond/river.
- The pool does not provide surface skimming.
- Returned water supply is not spaced around the pool to provide uniform flow.
- The ledge along the retaining wall is 6 inches; a maximum of 4 inches is allowed.
- Assist rails are not provided at the steps.
- Accessible access into the pool is not provided.
- The pool must filter water at a rate of once every 6 hours; the current pool is operating at the older 8 hour rate. The addition of spray features in a new pool will increase the turnover rate to 4 hours. A separate splash pad requires a ½ hour turnover.
- An automatic water monitoring and control device is required to measure chlorine, pH, and ORP.