



NOTICE

TO: Swimming Pool Contractors

FROM: Michael McCaughin, Chief Building Official

SUBJECT: Inspection of Residential Swimming Pool Exit Alarms

DATE: August 29, 2008

In order to safeguard occupants of existing residences the Building Code Division is changing the timing of swimming pool exit alarm inspections. The change is to allow verification that the swimming pool exit alarms are in place in occupied residences prior to the presence of the hazard (swimming pool full of water). Therefore, beginning October 1, 2008, if exit alarms are chosen as the safety feature for compliance with Florida Building Code (FBC) and the Residential Swimming Pool Safety Act, then the exit alarms must be in place and inspected to pass the deck pre-pour inspection. This change is made for the protection of occupants of existing residences. Inspection of exit alarms for swimming pools built in conjunction with new homes not ready for occupancy may be scheduled at the final swimming pool inspection.

Numerous swimming pool contractors have reported that homeowners are not cooperative in providing access for the final inspection and that once the swimming pool is full of water, the homeowner's motivation to accommodate the inspection process decreases. The inability to provide access has resulted in no inspection of the required safety features and no final inspection for many swimming pool installations. These permits eventually expire for lack of inspection activity as set forth in the FBC; the intent of the legislature to safeguard the public is not achieved, the swimming pool contractor is unable to schedule a final inspection as required by law, nor is the Building Code Division's responsibility to perform the required final inspection fulfilled. The difficulty of coordinating access for the final inspection and the presence of the hazard prior to verification of the safety features makes it apparent that an alternative sequencing of the exit alarm inspection is necessary for occupied residences.

Our office provides next day inspection service Monday through Friday. You can call the morning of a scheduled inspection date after 7:00 A.M. to contact the inspector assigned to the inspection to discuss inspections details. The inspection scheduling telephone number is (321) 633-2187.