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2/25/15

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Main Pool Report

Main Pool Dimensions: 75'x38.5' lap area, with a 3.5'x11' outside step area at shallow end. Deep end is 24.5'x30' at 9' dept. Total surface area is approximately 3,925 sq ft. Pool Depth is 3.5' at shallow end, to 4.5' at opposite end of lap area. Deep end tappers from 5' to 9' in depth. Total capacity in gallons is approximately 132,000.

Requirements of filtration system: At 132,000 gallons, the required turnover rate is 6 hours this would require a flow rate of 366 gallons per minute, or G.P.M. (132,000/360minutes) your current G.P.M. is 40% of what is required. Number of skimmers required is 1 per 500 sq ft of surface area (3925 sq ft) this would be 8, and you have 8 existing. Number of return inlets required is (14), you have (9) existing. Number of lights required is 1 per 500 sq ft of surface area, this would mean (8), and you have (6) existing lights. In order to make plumbing and lighting upgrades, the pool will have to be drained and concrete decking removed and ultimately having to re-plaster the pool.

Requirements of concrete decking: Marin County environmental health requires 1-4" drain for every 400 sq ft of concrete decking. L.V.H.O.A. has 6,900 sq ft of concrete decking around pool area, with (9) existing drains, and 2-18"x18" sump drains. You need (18) 4"drains to comply with current code.

Ancillary Facilities: The bather load determines how many showers, toilets and lavatories; or sinks are required. Showers and dressing facilities may not be required when bather have access to such facilities in adjacent quarters. Not the case here, bather load is calculated by surface area of pool. (1) Bather per every 20 sq ft of surface area. At 3,925 sq ft of surface area, your bathing load would be 196.25 bathers. The ancillary bather load is figured at (1) bather per 15 sq ft, which is 261.66. so, at 261.66 bathers, your showers=5.23, or 6. Separate toilets facilities are required for each sex, (1) toilet for every 60 women= 4.36 toilets for women, plus (1) urinal for every 75 men= 3.48 urinals. Always round that number up. Also, (1) lavatory, or sink for every 80 bathers. So the ancillary facilities would have to be upgraded to comply with today's codes.

Enclosure of pool area: The pool shall be enclosed by one of the following: a fence, portion of a building, wall or other approved durable enclosure. The enclosure shall have a minimum effective perpendicular height of 5' as measured from the outside. The openings, holes or gaps in the enclosure, doors and/or gates shall not allow the passage of a 4" diameter sphere. There are a few minor issues, with the current code.

Gates and doors shall be equipped with self closing, and self latching devices. Gates and doors shall open outward away from pool, except where otherwise prohibited by law. The exception to this doors leading from areas of hotels and motels, as defined in the Business and Professions Code section 25503.16(b), which one open to the general public, e.g., restaurant, lobbies, bars, meeting rooms, and retail shops need not be self latching.

The pool enclosure shall have at least one means of egress without a key for emergency purposes. Unless all gates or doors are so equipped those gates and/or doors which will allow egress without a key shall be clearly and conspicuously labeled in letters at least 4" high "Emergency Exit."

Summary Inspection and Report: When you decide to upgrade L.V.H.O.A. pool, there will be a few issues that will need to be addressed.

1. Upgrade plumbing to achieve required flow rate.
2. Upgrading plumbing will require removal of decks. (concrete)
3. Increased flow rate, will require new pump, along with new plumbing to achieve 366 G.P.M. flow rate required.
4. Major upgrade in facility will lead to upgrade in ancillary facilities, required by Health and Building Departments.
5. The pool inspection supplied by Herb's, will give you insight on the current condition of the pool and support systems.
6. Hopefully, the main pool report will give Lucas Valley H.O.A. an idea what needs to be changed to comply with today's codes.

Thank you,
Herb's Pool Service Inc.