

## Swimming Pool Access Barrier & Latch Height Rules Overview

Gyms Are Subject to Americans with Disabilities Act (ADA) Requirements. Public accommodations and commercial facilities are subject to the requirements of the 2010 ADA Standards for Accessible Design, as set forth in 28 CFR part 36, subpart D, and 36 CFR part 1191, appendices B and D. Combined, these requirements equal the 2010 Standards for Accessible Design, as stated on the Department of Justice (DOJ) website. [2010 ADA Standards for Accessible Design | ADA.gov](http://www.ada.gov).

**A gym or health club is considered a public accommodation under the definitions in 28 CFR s. 36.104.**

The Department of Justice adopted the 2010 ADA Standards for Accessible Design (2010 Standards) as the regulatory standards for the new construction and alteration of facilities subject to its regulations under the Americans with Disabilities Act (ADA), effective March 15, 2012. 36 CFR s. 1191, note to paragraph (a).

Washington State Board of Health	Centers for Disease Control and Prevention	Department of Justice	International Building Code
Washington Administrative Code (WAC) 246-260-031	Model Aquatic Health Code (MAHC)	Americans with Disabilities Act (ADA)	State Building Code Council (SBCC)
<p>Barriers must have self-closing, self-latching gates or doors that provide either:</p> <p>(i) A mechanism that uses a continuously locked latch, coded lock or other equivalent access control system that always requires a key or code to enter pool area. If the latch is less than sixty inches from the ground, the barrier must have an eighteen-inch radius of solid material around the latch (see figure 031.2) to preclude a child on the outside of the barrier from reaching through the gate or barrier and opening the latch and entering the pool; <b>or</b></p> <p><b>(ii) A latch height of sixty inches or more from the ground.</b></p>	<p>4.8.6.3.1.1 Section 404.2.7 of the 2010 Americans with Disabilities Act Accessibility Guidelines (ADAAG) allows for an increase in the maximum height of operable parts (defined in Section 106.5 as “a component of an element used to insert or withdraw objects, or to activate, deactivate, or adjust the element”) <b>of gate and door hardware from 48 inches (1.22 m) maximum above the finish floor or ground to 54 inches (1.37 m) maximum above the finish floor or ground</b>, for operable parts of the release of latch on self-latching devices of access gates in ENCLOSURE walls and fences protecting AQUATIC VENUES, provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.</p>	<p>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.</p> <p>EXCEPTION:  <b>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.</b></p>	<p>(IBC 2018) 1010.1.9.2 <b>Barrier walls and fencing protecting pools with self-latching devices at 54 inches max. above finished floor/ground</b>, provided that the self-latching devices are not also self-locking device.</p>