

OKLAHOMA UNIFORM BUILDING CODE COMMISSION

**RESIDENTIAL SWIMMING POOL AND SPA TECHNICAL CODE REVIEW COMMITTEE MEETING
MINUTES**

UNIFORM BUILDING CODE COMMISSION CONFERENCE ROOM

2401 NW 23RD STREET, SUITE 82

OKLAHOMA CITY, OK 73107

WEDNESDAY, FEBRUARY 19, 2025 – 9:00 A.M.

COMMITTEE MEMBERS PRESENT:

Todd Booze, Austin Horton, Bob Kolibas, Clayton Thomas and Michael Zimmerman

ALTERNATE COMMITTEE MEMBERS PRESENT:

Robin Allen

COMMITTEE MEMBERS ABSENT

Jayme Austin and Ryan Russell

ALTERNATE COMMITTEE MEMBERS ABSENT:

Caleb Lester

OTHERS PRESENT:

David Adcock (OUBCC Staff), Kathy Hehnlly (OUBCC Staff) and Caitlin Redding Taylor (OUBCC Staff)

VIRTUAL ATTENDEES:

Ryan Russell

OTHERS PRESENT:

David Adcock (OUBCC Staff), Kathy Hehnlly (OUBCC Staff) and Caitlin Redding Taylor (OUBCC Staff)

CALL TO ORDER: Mr. Horton called the meeting to order at 9:08 a.m.

ACTION AND DISCUSSION ITEMS:

Discussion and possible approval of January 15, 2025, technical review committee meeting minutes

MR. MICHAEL ZIMMERMAN MADE A MOTION WITH A SECOND BY MR. CLAYTON THOMAS TO APPROVE THE JANUARY 15, 2025, TECHNICAL REVIEW COMMITTEE MEETING MINUTES AS WRITTEN

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

Discussion and possible action on Preface, Chapter 3, Chapter 44 & Appendix BQ of the 2024 IRC®

Discussion and possible action on existing rule review form RSPSTC-10 deleting 2024 IRC® rules related to swimming pools

It was explained that language had previously been inserted into the IRC because the ISPSC had not yet been adopted. With the committee now moving toward adoption of the ISPSC, that supplemental language in the IRC would create redundancy and potential conflict. Members discussed that the proposal would remove the added provisions and allow the IRC to revert to the publisher’s base text. It was clarified that the 2024 code provisions would remain effective until the next adoption cycle and that corresponding IRC amendments would be implemented at that time to maintain alignment. The committee generally agreed the change was procedural and necessary to avoid conflicting requirements.

MR. MICHAEL ZIMMERMAN MADE A MOTION WITH A SECOND BY MR. CLAYTON THOMAS TO APPROVE RSPSTC-10

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

Discussion, review and possible action on Chapter 2 of the 2024 edition of the ISPSC®

Discussion, review and call for any further comments regarding Chapter 2

Approval of the chapter was tabled.

Discussion and possible action on code change proposal form RSPSTC-11 modifying the definition of “Public Swimming Pool”

The committee reviewed Chapter 2 definitions relating to the classification of residential and semi-public pools. Discussion addressed the growing practice of residential pools being rented for events or short-term use through online platforms. Examples were discussed involving homeowners renting pools for large gatherings, including birthday parties and events involving pets. Concerns were raised regarding water quality, sanitation, bather load, and life safety when residential pools were used for commercial style gatherings. Contractors described liability concerns when a pool built as residential is later used for high occupancy events. The proposed definition clarification was described as providing a clearer distinction between residential pool use and commercial or public pool use so that code officials and municipalities would have a clear basis for enforcement when residential pools were used in ways that exceed residential design intent. Additional discussion addressed possible conflicts with property rights and potential legislative scrutiny. The committee concluded that the clarification did not prohibit renting property but clarified how the pool must be classified when used for high occupancy or commercial activity.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. MIKE ZIMMERMAN TO APPROVE RSPSTC-11 AS PRESENTED

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

Discussion and possible action on code change proposal form RSPSTC-12 modifying the definition of "Residential Swimming Pool"

The committee discussed the definition of residential swimming pools and further discussed the growing issue of pools being used to generate revenue through short-term rental platforms and pool sharing applications. Multiple examples were discussed, including pools being rented for repeated parties in a single day, pet related pool events, and high bather loads far exceeding typical residential design assumptions. Members expressed concern that these uses can quickly overwhelm residential water treatment capacity, create sanitation risks, and introduce life safety concerns. There was agreement among the committee that most members of the public assume any available pool is inherently safe, even when operated outside its design intent.

Members also discussed the legal exposure faced by contractors when a properly constructed residential pool is later used in a quasi-commercial manner. It was noted that without clear code language, contractors may be forced to defend their work in disputes despite having built the pool to residential standards. Municipal enforcement challenges were also acknowledged, including the difficulty of proactively monitoring private property use. However, the committee agreed that clear classification language would provide an important enforcement mechanism when issues are reported.

Concerns were raised regarding potential legislative sensitivity around private property rights. The committee discussed that the proposal does not prohibit homeowners from renting their pools, but instead clarifies that when pools are used to generate commerce or are operated in a shared commercial capacity, they should be treated as public pools under the code. The committee agreed that the clarification supports public health and safety while providing needed guidance to the industry.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. MIKE ZIMMERMAN TO APPROVE RSPSTC-12 AS PRESENTED

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

Discussion and possible approval of Chapter 2

Approval of the chapter was tabled.

Discussion, review and possible action on Chapter 3 of the 2024 edition of the ISPSC®

Discussion and possible action on code change proposal form RSPSTC-6 amending Section 303.1.2
“Time switches”

The committee reviewed the proposal adding an exception stating that time switches are not required for residential pools. Discussion focused on the original energy conservation intent of the provision and the evolution of pool equipment. Members noted that most modern pumps and heaters include integrated controls or automation, making separate external time switches largely redundant. Concerns were raised about potential misinterpretation by code officials and whether the exception could inadvertently negate requirements for built-in controls. The committee agreed the intent was to eliminate the requirement for separate manual time switches in residential applications while recognizing that equipment level controls remain standard.

MS. ROBIN ALLEN MADE A MOTION WITH A SECOND BY MR. CLAYTON THOMAS TO APPROVE RSPSTC-6 AS PRESENTED

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	

VOTING NAY: Mike Zimmerman

ABSTAIN: None

ABSENT: None

Discussion and possible action on code change proposal form RSPSTC-7 amending Section 303.1.3
“Covers”

The committee reviewed the proposed change that added an exception exempting residential pools from the automatic cover requirement. There was discussion on enforcement challenges and noted that while covers can improve efficiency, there is limited practical ability to ensure residential owners consistently deployed them. The committee was informed that the commercial committee had recently approved an additional compliance pathway involving liquid evaporation suppression products that increase surface tension and reduce evaporation. Members agreed that providing flexibility while removing the residential mandate was appropriate.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. CLAYTON THOMAS TO APPROVE RSPSTC-7

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

Discussion and possible action on code change proposal form RSPSTC-8 amending Section 306.2 “Slip resistant”

The committee reviewed and discussed the slip resistance requirements for decks surrounding residential pools. The proposed change would create an exception allowing homeowners greater discretion in finish materials. Members noted that many residential clients requested decorative materials that may not strictly meet commercial slip resistance criteria. The committee discussed contractor liability, homeowner choice, and the practical reality that residential environments differ significantly from public facilities. Some members observed that contractors typically document material recommendations and can require owner acknowledgment when non preferred surfaces were selected.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MS. ROBIN ALLEN TO APPROVE RSPSTC-8

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

Discussion and possible action on code change proposal form RSPSTC-9 amending Section 306.3 “Step risers and treads”

The committee next examined language requiring deck stair risers and treads to comply with the IRC. Members discussed potential conflicts in certain residential pool configurations, including tanning ledges and shallow deck transitions. Concerns were raised about uniformity of steps, tripping hazards, and whether alternative design approaches such as sloped transitions could address the issue. After extended discussion, the proponent determined the proposal should be withdrawn for further consideration.

Discussion and possible action on code change proposal form RSPSTC-13 amending Section 307.2.2 “Reservoirs and shells”

The committee reviewed the proposal concerning concrete strength requirements for pool structures. The existing language referenced ACI 318 while also including an exception allowing

2500 psi concrete. Members noted that ACI 318 establishes higher minimum strengths and that the lower value created confusion. Engineering considerations for expansive soils and structural integrity were discussed. The committee determined that the exception allowing 2500 psi concrete should be removed so the standard requirement would apply consistently.

MR. TODD BOOZE MADE A MOTION WITH A SECOND BY MR. MICHAEL ZIMMERMAN TO APPROVE RSPSTC-13 AS PRESENTED

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

Discussion and possible action on code change proposal form RSPSTC-5 amending Section 325.1 "General"

Discussion addressed requirements concerning equipment rooms for residential pools. The committee clarified that equipment rooms were not required for residential installations but that when a homeowner chooses to install one the applicable code section should apply. This ensures proper ventilation, corrosion protection, and electrical safety when equipment is enclosed.

MR. MICHAEL ZIMMERMAN MADE A MOTION WITH A SECOND BY MR. CLAYTON THOMAS TO APPROVE RSPSTC-5 AS PRESENTED

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

Discussion, review and call for any further comments regarding Chapter 3

Discussion and possible approval of Chapter 3

The committee noted that additional changes to Chapter 3 had recently been approved by the commercial technical code review committee. It was agreed that the residential committee would review those revisions to avoid conflicting code language. As a result, Chapter 3 was left open for additional review pending receipt of the commercial committee modifications.

Discussion, review and possible action on Chapter 7 of the 2024 edition of the ISPSC®

Discussion, review and call for any further comments regarding Chapter 7

The committee reviewed Chapter 7, which addresses above ground storable pools typically sold as packaged units through retail stores. Discussion confirmed that these pools were

manufactured products and that most safety signage and installation instructions are provided by the manufacturer. Members noted that many of these installations were not inspected and that electrical safety issues were often more significant than the signage provisions. No changes were proposed to the chapter.

Discussion and possible approval of Chapter 7

MR. MICHAEL ZIMMERMAN MADE A MOTION WITH A SECOND BY MR. CLAYTON THOMAS TO APPROVE CHAPTER 7

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman

VOTING NAY: None

ABSTAIN: None

ABSENT: None

The committee discussed electrical clearance issues involving overhead power lines and above ground pools. Members described situations where pools had been installed beneath service conductors, creating serious safety hazards. Reference was made to NEC clearance requirements. The discussion emphasized the importance of permitting and inspection to prevent unsafe installations.

Discussion, review and possible action on Chapter 8 of the 2024 edition of the ISPSC®

Discussion, review and call for any further comments regarding Chapter 8

The committee began review of Chapter 8, with discussion on requirements for slope transitions, rope and float assemblies at slope breaks, circulation turnover rates, and step dimensions within pools. Members noted that some provisions, such as rope and float assemblies, were rarely used in residential installations and may warrant future modification or deletion. Circulation turnover requirements were discussed, with the code specifying that the recirculation system must be capable of turning over the pool volume at least once every 12 hours. Contractors indicated that many modern systems operate more frequently depending on pump speed and sanitation systems. The 12-hour requirement was considered a minimum standard.

Discussion and possible approval of Chapter 8

Further review of Chapter 8 and remaining sections was deferred for later meetings so that additional technical input and proposed modifications could be prepared. The meeting included informal discussion regarding emerging pool safety technologies such as AI based camera monitoring systems that detect movement in pool water and send alerts to homeowners. Members discussed the value of layered safety approaches including alarms, fencing, cameras, and supervision.

ADJOURNMENT: (11:04 A.M.)

MR. MIKE ZIMMERMAN MADE A MOTION WITH A SECOND BY MR. CLAYTON THOMAS TO ADJOURN

VOTING AYE:	Robin Allen	Bob Kolibas
	Todd Booze	Clayton Thomas
	Austin Horton	Michael Zimmerman
VOTING NAY:	None	
ABSTAIN:	None	
ABSENT:	None	

Minutes approved in the regular meeting on the 19TH day of March, 2026.

AUSTIN HORTON
Austin Horton, Chairman

Residential Swimming Pool and Spa Technical Code Review
Committee

PREPARED BY: CAITLIN REDDING TAYLOR
Caitlin Redding Taylor, Residential Swimming Pool and Spa Technical Code Committee Secretary

Official copy: Original with signature in office file.