



OKLAHOMA

Uniform Building Code Commission Technical Code Review Committee

Official Copy - Code Change Proposal Form – CSPSTC-11

NOTE: This form and any attachments hereto are subject to the Oklahoma Open Records Act and may be disbursed, upon request, without further notice to the submitter.

INSTRUCTIONS:

1. Please type or print clearly.
2. Form must be signed. Any forms that are not signed or filled out completely, may not be considered.
3. Each requested change must be on a separate form.
4. If the space to show the proposed change or supporting information is not big enough to show the entire change, write the words "See Attached" in the space provided and submit the change on a separate page or document.

Contact Information:

Name Kyle Melson

Address 420 W Main St, 8th floor

City, State and Zip Oklahoma City, OK 73102

Email Address kyle.melson@okc.gov

Phone Number 405-297-2753

Financial Impacts:

Please provide the following information:

Who will be impacted by this change, (i.e. contractors, business or homeowners, specific trades, etc.)?

Short-term home rental platform operators, residential home owners renting dwellings with pools for commercial rental, local health departments, and AHJs responsible for pool inspections and enforcement.

What is the financial impact of this change?

Increase cost X Decrease costs _____ Keep Costs the Same _____

What is the expected amount of the increase or decrease? \$1,500

If this change increases the cost of construction, will it exceed \$1,000,000 over the course of five years?

Yes X No _____

Explain the method used to determine the economic impact. Please provide the sources used to determine the impact, in the explanation.

Based on PHTA (Pool & Hot Tub Alliance) estimated costs to bring an existing residential pool into Class C commercial pool compliance under the proposed ISPSC adoption, including equipment upgrades, safety equipment, signage, and permitting. As of April 30, 2026, a leading home sharing platform currently lists over 1,000 homes with residential pools available for rent in Oklahoma, demonstrating that this use type is already active and unregulated within the state. Cost estimates are derived from industry standard pool equipment and permitting cost data. Total statewide impact is expected to be over \$1,000,000 over five years given the number of active home sharing facilities with pools currently operating in Oklahoma.

Code Change Information:

Which code needs to be revised? 2024 International Swimming Pool and Spa Code (ISPSC)

Which part of the code needs to be revised?

Section 202 Table _____ Figure _____ Page 17

Proposed Change:

Show the proposed new, revised, or deleted text in Legislative format. Line through text to be deleted and underline text to be added or revised.

HOME SHARING FACILITY. A residential dwelling unit made available to transient user for short-term overnight lodging in exchange for monetary compensation or commercial consideration pursuant to a posted fee schedule, where sanitation facilities within the dwelling are accessible to occupants during the rental period.

Supporting Information:

Please provide justification for the proposed change and clarify if it impacts life safety.

Short-term lodging platforms facilitate rental of residential dwellings — including associated pool amenities — to transient overnight users. While this use pattern presents a lower public health risk than pool sharing arrangements due to lower bather turnover and the presence of sanitation facilities within the dwelling, it remains a commercial use that exceeds the scope of a private residential pool classification. The daily rental structure limits cumulative bather load, and the presence of sanitation facilities within the dwelling reduces the contamination risk associated with pool-only rental arrangements. However, the absence of required water quality testing and lack of water chemistry management between rental groups still presents an elevated public health risk above that of a purely private residential pool. Without a specific definition, home sharing facilities with pools occupy a regulatory gray area that neither residential nor existing commercial pool classifications adequately address. This leaves AHJs without a clear and enforceable standard for inspecting and classifying these facilities. The same definitional gaps that have allowed pool sharing platforms to successfully challenge regulation in Wisconsin, North Carolina, Maryland, and New Jersey apply equally to home sharing facilities operating without a defined classification.

This definition establishes clear, compensation-triggered and platform-agnostic language proportionate to the actual risk profile of home sharing pool use. The "posted fee schedule" trigger is observable, future-proof, and distinguishes commercial rental arrangements from casual social use. This change directly impacts life safety by ensuring that pools associated with short-term lodging rentals are subject to appropriate oversight, water quality standards, and inspection requirements commensurate with their actual risk profile while remaining proportionate to the lower risk level relative to pool sharing facilities.

Signature: Kyle Melson

Date: 04/30/2026

Official copy: Original with signature in office file.

Send completed form to:

Oklahoma Uniform Building Code Commission
2401 N.W. 23 St, Ste 82, Oklahoma City, OK 73107
Or email to permitreporting@oubcc.ok.gov