

New Construction or Reconstruction Pre-Opening Inspection	Department of Inspections, Appeals & Licensing 6200 Park Avenue Suite 100 Des Moines, IA 50321-1270
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Date of Inspection: 7-29-2024	Registration # <input type="checkbox"/> Pool <input type="checkbox"/> Spa <input type="checkbox"/> Other		
Facility Name: GILBANE STREET HOUSING	Registration # <input type="checkbox"/> Pool <input type="checkbox"/> Spa <input type="checkbox"/> Other		
Facility Physical Address: 700 S. DUBUQUE ST	Registration # <input type="checkbox"/> Pool <input type="checkbox"/> Spa <input type="checkbox"/> Other		
City: IOWA CITY	County: JOHNSON	State: IOWA	Zip: 52240
Person Contacted:	E-Mail:		
Name of CPO(s) MICHAEL BEARD			

A CORRECTION PLAN ADDRESSING EACH VIOLATION MUST BE SUBMITTED TO IOWA DEPARTMENT OF INSPECTIONS, APPEALS & LICENSING WITHIN 15 BUSINESS DAYS OF THE INSPECTION. Email to: (john.kelly@dia.iowa.gov)

Type (Pool, Spa, Plunge Pool, etc)	Free Chlorine 0.6-8.0 (1.0-8.0)	Bromine 1.0-18.0 (2.0-18.0)	pH 6.8-8.2 (7.2-7.8)	Cyanuric Acid ≤ 80 ppm	Controller ORP/pH	Temperature ≤ 104° if spa

MANAGEMENT/PERSONNEL

New Pool/Spa: Reviewed Required Certificates

1. CPO/ Lifeguard certificates Pool 15.4(6)h Spa 15.51(5)a
 Copies of certified operator, lifeguard, first-aid, basic water rescue, & CPR certificates for the facility staff shall be kept at the facility.

New Pool/Spa: Reviewed Testing Requirements

2. Frequency of Required Tests Pool 15.4(2)e(1)-(6) Spa 15.51(2)e(1)-(7)
 Swimming pool: ORP and pH at opening and every 4 hours; free Cl (Br) 2x daily; combined Cl, total alkalinity and cyanuric acid weekly; calcium hardness monthly
 Spa: ORP and pH at opening and every 2 hours; free Cl (Br) and temperature 2x daily+; combined Cl and cyanuric acid daily; total alkalinity weekly and at each fill; calcium hardness at each fill.
 Sample to a lab for bacteria analysis monthly.

New Pool/Spa: Reviewed Required Operational Records

3. Operational records, operations manuals, emergency/staff plans, GFI/backwash records Pool 15.4(6) Spa 15.51(5)
 Results of chemical tests.
 Spa water temperature. The spa shall be closed if the water temperature exceeds 104°F. 15.51(4)c
 Results of monthly microbiological analyses.
 Reports of complaints, accidents, injuries, & illness.
 Dates & quantities of chemical additions, including resupply of chemical feed systems.
 Dates when filters were backwashed, cleaned or a filter cartridge was changed.
 GFI receptacles & breakers shall be tested at least 1x/month; dates of tests shall be recorded.
 A written emergency plan shall be provided. It must be reviewed annually and the date(s) of review recorded.
 MSDS for chemicals used at the pool must be on-site. MSDS must be reviewed annually and the date(s) of review recorded.
 A permanent manual for the operation of the facility shall be kept at the facility.
 The lifeguard staffing plan for the facility shall be available to the inspector at the facility. The plan shall include staffing assignments for all programs conducted at the pool.
 Main drain and SVRS documentation (VGB) with dates of installation must be at the facility. Each SVRS must be tested at least monthly and the test date(s) recorded. 15.4(3)h(1) & (3) Spa 15.51(4)f(2) & (4)
 A spa containing 500 gallons of water or less shall be drained, cleaned & refilled a minimum of once a week, a spa containing 500 to 2000 gallons of water a minimum of one time every two weeks, and a spa containing more than 2000 gallons a minimum of one time every three weeks. A record of the drain & refill shall be at the facility. 15.51(3)b

CERTIFICATES OF COMPLIANCE
INSTALLER DARE: _____
INSTALLER LEE: _____

Key: S = Satisfactory U = Unsatisfactory N/A = Not Applicable

S U N/A

POOL/SPA AND SURROUNDING AREAS

1. First Aid Kit Pool 15.4(4)f(4)

A swimming pool facility shall have a first-aid kit which contains a supply of bandages, bandage compress, self-adhering gauze bandage & disposable gloves. Where life guards are not present, the first-aid kit shall be prominently mounted in the swimming pool enclosure, or a sign stating its location shall be posted near the swimming pool.

2. Telephone Pool 15.4(4)f(6) Spa 15.51(4)d

A designated emergency telephone shall be available to the users of a swimming pool/spa. Instructions for emergency use of the phone must be posted. If the emergency telephone is not located within the swimming pool/spa enclosure, management shall post a sign(s) indicating the location of the emergency telephone. *CALLS TO EMERGENCY SERVICES*

3. Electrical Outlets Pool 15.4(4)m Spa 15.51(4)k

Each electrical outlet on the deck & in the swimming pool/spa treatment equipment areas shall be equipped with a properly installed ground fault circuit interrupter (GFCI) at the outlet or at the breaker serving the outlet.

4. Signs (Rules posted/spa bather load) Pool 15.4(6)b Spa 15.51(5)b

Legible rules signs shall be posted conspicuously at a minimum of two locations w/in the facility enclosure. Rules shall include: No diving in the shallow end, No horseplay, No running on deck.

A 'No Lifeguard' sign shall be posted at each entry to a swimming pool or a wading pool where lifeguards are not required.

A Spa Rules sign shall be posted near the spa. *MOUNT SPA RULES SIGNAGE*

The maximum depth of a spa shall be posted at a conspicuous location near the spa in numerals or letters

5. Spa Jet Timer and Emergency Stop 15.51(4)l

The spa jet timer shall be out of reach of persons in the spa. The timer cycle shall be 10 minutes or less.

An emergency shutoff switch shall be installed near the spa. The switch shall stop both the filter and the jet pumps.

6. Pool/Spa Lighting Pool 15.4(4)m(2) Spa 15.51(4)j(4)

Artificial lighting shall be provided for indoor pools/spas and for outdoor pools/spas used after sunset. Overhead and underwater lights shall be functional. *REMOVE UNDERWATER SPA USED AFTER SUNSET*

Underwater lights operating at more than 15 V shall be equipped with a GFCI.

7. Deck Clean/Drainage/Slip Resistant Pool 15.4(4)k Spa 15.51(4)h

A swimming pool shall be surrounded by a deck at least 6 ft wide for a Class A swimming pool, and 4 ft wide for a Class B swimming pool.

The decks shall drain away from the swimming pool/spa. The deck shall be maintained free of standing water (to the extent practical).

Decks shall have a slip resistant, durable and cleanable surface, free of litter, obstructions & tripping hazards. *FINISH CLEANING DECKS*

8. Clarity Pool 15.4(2)c 15.51(2)c

A swimming pool shall be closed if the grate openings on the main drain are not clearly visible (>8 ft deep, main drain is clearly visible).

A spa shall be closed if the openings on drain fittings at the bottom of the spa are not clearly visible when the jet system is off.

9. Pool cleanliness Pool 15.4(3)b Spa 15.51(3)b

A swimming pool/spa shall be clean. *FINISH CLEANING SPA*

10. Water level Pool 15.4(4)g Spa 15.51(4)e

Swimming pool & spa water levels shall be maintained at the skimming level.

11. Color (Walls, Bottom) Pool 15.4(4)i(1)

The bottom & sides of a swimming pool shall be white or a light color.

12. Smooth Finish Pool 15.4(4)i(2) Spa 15.51(4)

Swimming pool/spa walls & floors shall have a smooth surface.

13. Sharp/Rough Edges - Pool 15.4(4)k - Spa 15.51(4)j

No sharp or excessively rough edges shall be present in or around the swimming pool/spa. *FINISH INSTALLING TURE NEAR SPA TO ELIMINATE SHORE EXPOSED EDGES AT DRAIN*

14. Gutters/skimmers Pool 15.4(1)b(4) Spa 15.51(1)e

A swimming pool/spa shall have a means for skimming the water surface.

Each skimmer shall have a self-adjusting weir.

Skimmers shall have an easily removable basket upstream from any valve.

Skimmer equalizer openings in the pool/spa must have VGB compliant fittings or the equalizers must be plugged. *FINISH INSTALLING TURE NEAR SPA TO ELIMINATE SHORE EXPOSED EDGES AT DRAIN*

Pool 15.4(4)h Spa 15.51(4)f

15. Inlets Pool 15.4(1)b(3) Spa 15.51(1)d

Wall inlets shall be no more than 20 ft apart around the perimeter of the area with an inlet within 5 ft of each corner of the swimming pool.

Inlet openings shall be 1" diameter or less Pool 15.5(8)b. Spa 15.52(8)b

Floor inlets shall be no more than 20 ft apart in the area where they are used.

16. Main Drain and other submerged outlets (VGB) Pool 15.4(4)h Spa 15.51(4)f

Two or more main drains with 2 located at least 3 ft apart on center or a single main drain that is unblockable.

Each drain shall have a cover with openings or slots no more than 1/2 inch wide.

Drain covers shall not be removable without the use of tools.

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17. Boundary Lines - Pool 15.4(4)i(3):

- The boundary between shallow & deep water (5 ft) shall be marked by a float line with floats spaced no more than 5 ft apart. When the slope of the floor of a swimming pool exceeds 1:12 ft at a depth of less than 5 ft, a float line shall be placed within 12 inches of the shallow edge of the slope change.
- A stripe at least 4 inches wide shall be marked on the floor and walls of the pool at 5 feet depth or at the beginning of a slope greater than 1:12.

18. Depth Markers - Pool 15.4(4)j:

- Depth markers shall be located on the deck no more than 3 ft from the edge of the swimming pool.
- Depth markers shall be located at 1 ft depth intervals, but not more than 25 ft apart measured between the centers of the depth markers.
- Depth markers shall be located not more than 25 ft apart measured between the centers of the depth markers around the deep end of the swimming pool. The words "Deep Water" may be used in place of numerals as depth markers.

19. No Diving Markers - Pool 15.4(4)j(5):

- Swimming pool areas where diving is not permitted shall be marked with "No Diving" or equivalent wording or graphics on the pool deck within 3 ft of the edge of the swimming pool at intervals no greater than 25 ft between the centers of the markers around the perimeter of the area.

20. Slip Resistant Markers - Pool 15.4(4)j(6):

- Letters, numbers & graphics marked on decks shall be slip resistant.

21. Emergency Equipment - Pool 15.4(4)f:

- Except for wading pools, a minimum of one unit of lifesaving equipment shall be provided for each 1500 ft² of water surface area or fraction thereof. A unit of lifesaving equipment consists of one of the following: A U.S. Coast Guard recognized ring buoy, a life pole or a "shepherd's crook" of at least 8 ft in length, a rescue buoy, a rescue tube, &/or any other piece of rescue equipment approved by the department.

22. Handrails, Guardrails, Stairs, Ladders & Ramps Pool 15.4(4)b

- Ladders or recessed steps shall be provided in the deep portion of a swimming pool. Stairs, ladders, recessed steps or ramps shall be provided in the shallow portion if the vertical distance from the bottom of the swimming pool to the deck is more than 2 ft.
- Ladders, ladder rungs & ramps shall be securely anchored.
- Stairs, ladder rungs, ramps & recessed steps shall be slip-resistant.
- If a swimming pool is over 30 ft wide, recessed steps, ladders ramps or stairs shall be installed on each side.
- Where recessed steps are provided, securely anchored grab rails shall be provided.
- Where stairs or ramps are provided, they shall be equipped with a securely anchored handrail.
- When stairs are provided for entry into a swimming pool, a slip resistant stripe at least 1 inch wide of a color contrasting with the swimming pool floor shall be marked at the leading edge of each tread.
- The vertical rails of a ladder shall be 3" to 6" from the pool wall
- The bottom end of a ladder shall be within one inch of the pool wall and shall be covered with a smooth non-metallic cap.
- Ladders, handrails & grab rails shall have no exposed sharp edges.

Spa 15.51(4)b

- A spa shall have at least one stairway, ramp, ladder or set of recessed steps designating a point of entry.
- Stair steps shall be slip resistant.
- Stair steps shall be provided with two hand/grab rails, one on each side of the steps.
- Ladders, handrails & grab rails shall be securely anchored.
- Ladders, handrails & grab rails shall be of corrosion-resistant materials, or provided with corrosion resistant coatings.
- Ladders, handrails & grab rails shall have no exposed sharp edges.

23. Lifeguards and Lifeguard Chairs - Pool 15.4(4)d & e:

- Lifeguards required for city, school and other pools greater than 1500 ft² (exceptions for apartments, condominiums, homeowner associations, country clubs, manufactured home communities, and mobile home parks).
- Outdoor swimming pools where lifeguards are required by rule shall have at least one elevated lifeguard chair or station provided for a swimming pool with a water surface area of 2000 - 4000 ft² inclusive; at least two chairs shall be provided if the area is 4001-6000 ft²; and at least three chairs shall be provided if the area is 6001 ft² or more.

24. Hose Bibs - Pool 15.5(4)h: - Spa 15.52(4)i(3):

- At least one hose bib shall be provided for flushing the deck.
- Vacuum breaker backflow preventers shall be provided on all hose bibs at a swimming pool or spa facility, including shower rooms, and pool equipment rooms. Pool 15.4(1)d(1) & (2) Spa 15.51(1)g(2):

25. Fencing Pool 15.4(4) Spa 15.51(4)k

- Except for a fill & drain wading pool, a swimming pool shall be enclosed by a fence, wall building enclosure or combination thereof not less than 4 ft high & made of durable material.
- A fence, wall or other means of enclosure shall have no openings, other than gateways & doorways, that would allow the passage of a 4 inch sphere, & shall not be easily climbable by toddlers. *OPERABLE WINDOWS SWING OPEN*
- The distance between the ground & the top of the lowest horizontal support accessible from the outside of the facility, or between the two lowest horizontal supports accessible from outside the facility, shall be at least 45 inches.
- If a wading pool is within 50 ft of a swimming pool, the wading pool shall have a barrier at least 36 inches high separating it from the swimming pool.
- An indoor swimming pool shall be enclosed by a barrier at least 3 ft high if there are sleeping rooms, hallways, apartments, condominiums or permanent recreation areas used by children that open directly into the swimming pool area.

S U N/A

26. Gates Pool 15.5(4)(3) Spa 15.51(4)k(3)
- A gate at least 36 inches in width shall be provided for emergency purposes.
 - Gates must be lockable.
 - Where lifeguards are not provided, gates/doors must be self-closing and self-latching.

WATER QUALITY ADJUST CLOSURES / LATCH TO SELF-CLOSE, SELF LATCH

1. Water Supply Pool 15.4(1)d Spa 15.51(1)g
- The water supplied to a swimming pool/spa shall be from a water supply meeting the requirements of the IDNR for potable water.
 - Water supplied to a swimming pool/spa shall be discharged to the system through an air gap or a reduced principle backflow device.
 - Reduced pressure backflow preventer must be tested annually. Record of test must be available.

2. Water Quality Test Results Pool 15.4(2) Spa 15.51(2)
- Refer to Iowa Code sections listed & Aquatic Facility Testing & Record Keeping Requirements handout provided.

3. Test Kit Pool 15.4(2)f Spa 15.51(2)
- A swimming pool/spa facility shall have functional water testing equipment for free chlorine & combined chlorine, or total bromine; pH; total alkalinity; calcium hardness; & cyanuric acid.

4. Vacuum Cleaner Pool 15.4(3)b(2)
- A vacuum cleaning system capable of reaching all parts of the pool bottom shall be provided.

WATER TREATMENT EQUIPMENT

1. Circulation Equipment Pool 15.4(1)a & b Spa 15.51(1)a & b
- The filter pump shall be operating.
 - A valve for regulating the rate of flow shall be provided in the recirculation pump discharge piping.
 - There shall be a control valve to adjust the flow between the main drain and the overflow system.
 - A spare strainer basket shall be provided, except where the strainer basket has a volume of 15 gallons or more.
 - Pressure gauges at filter pump (before and after) and filter shall be functional.
 - The circulation system flow meter(s) shall be functional.

2. Disinfection/Chemical Feed Pool 15.4(3)a Spa 15.51(3)a
- Disinfection chemical equipment shall be working.
 - pH chemical feed equipment shall be working.
 - ORP/pH controller shall be working and shall activate chemical feeders as necessary.

3. Solution Tank Pool 15.5(11)e Spa 15.52(11)e
- If a sodium hypochlorite tank is larger than 55 gallons, secondary containment is required.

4. Chemical Storage Pool 15.4(4)a Spa 15.51(4)a
- Swimming pool/spa treatment chemicals shall be stored & handled in accordance with the manufacturer's recommendations.
 - Chemical storage containers shall be clearly labeled.
 - A chemical hazard warning sign shall be placed at the entrances to rooms where chemical are used/stored, or where bulk containers are located.

5. Water Heater/Boiler Pool 15.4(1)e Spa 15.51(1)h
- Electric water heaters shall bear the seal of UL, Underwriters Laboratory, Chicago, Illinois.
 - Gas-fired heaters shall be equipped with a pressure relief valve.
 - Fuel-burning water heaters shall be vented to the outside in accordance with the Iowa State Plumbing Code.
 - Rooms with fuel-burning equipment shall have one or more openings to the outside for providing combustion air.
 - A thermometer shall be installed in the piping to measure the temperature of the water returning to the pool.

SHOWERS/TOILETS/DRESSING ROOMS EXTENSIVE COMBUSTION AIR TO OUTDOORS

1. Cleanliness - Pool 15.4(5)
- Users shall have access to showers, dressing rooms & sanitary facilities that are clean & free of debris. FINISH CLEANING RESTROOMS
 - Floors shall be slip-resistant and be maintained without standing water (to the extent practical).
 - Carpet shall not be installed in wet areas of the bathhouse/dressing area.

2. Facilities Working - Pool 15.4(5)d
- All lavatories, showers & sanitary facilities shall be functional.
 - Soap shall be available at each lavatory and at each indoor shower fixture. PROVIDE SOAP AT LAVATORIES

3. GFI's/Hosebibs - Pool 15.4(4)m(1): - Spa 15.51(4)j(1):
- Electrical outlets in the public dressing, lavatory and shower areas shall be protected by properly installed ground fault circuit interrupter (GFCI) receptacles at the outlet or breaker serving the outlet.
 - A hose bib(s) shall be provided within the bathhouse or dressing area.

IOWA SMOKEFREE AIR ACT - Iowa Code § 142D:
 No violations observed (No evidence of smoking in prohibited areas, no ashtrays present, signs posted at entrances).

Comments:

* PROVIDE RPZ BACKFLOW PREVENTER ON WATER SUPPLY TO FLOOR HEATING SYSTEM

* HEAT TRACE AND INSULATE PIPING FROM SPA TO EQUIPMENT ROOM

* RECOMMEND HORN/SIREN IF E-STOP IS TRIPPED SO STAFF KNOWS ISSUES

* FINISH INSTALLING AIR CONTROL

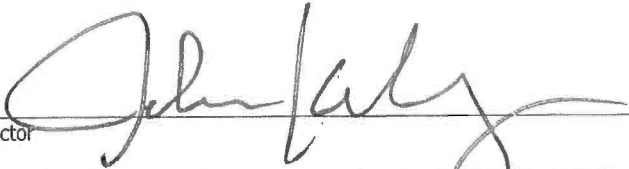
* LABEL AGITATION / JET TIMER BUTTON CLEARLY E-STOP FOR SPA VS GRILLS



Pool/Spa Representative

7/29/24

Date



State Inspector

7/29/2024

Date

The inspection reviewed the facility in relation to the particular requirements of 641 IAC Chapter 15 identified above. The inspection is limited in scope and time noting observed deficiencies. Deficiencies may have occurred before the inspection, may occur after the inspection, or may not have been directly observable by the inspector at the time of inspection. The inspection in no way waives any of the requirements of 641 IAC Chapter 15 and the facility will be required to correct any deficiencies identified through future inspections. The inspection does not review any other local, state, or federal laws, ordinances, regulations, or requirements that may apply to this facility.

