Recreational Amenities for Multifamily Housing

Common recommended recreational amenities

Site recreational areas shall be provided at all multi-family properties.

A. Site recreational facilities shall be provided on an accessible route, and shall encourage physical activity and community interaction.

B. Site recreational facilities shall include accessible play areas, shall be provided for different age groups, and shall encourage physical activity. Activities/play areas for different age groups may be combined within a common play area as appropriate.

1. All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.

2. A play area for children under age 5 shall be provided within direct visibility of common spaces.

3. A play area for children ages 5 – 12 shall be provided.

4. For children over age 12 an area of congregation that encourages physical activity shall be provided.

5. Visible warning signs describing play area rules and warning that use is at one's own risk shall be provided at each play area.

6. An accessible, weather resistant, permanently-mounted bench shall be provided at each separate play area.

7. Senior properties so designated by HUD funding definitions applicable to the property and/or the HOPA shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.

Classification of Pools

Public pools are classified in the following manner:

Class A: Any pool intended for use by accredited competitive aquatic events. The use of the pool is not limited to competitive events and may be used for recreational purposes. Also referred to as a competitive pool.

Class B: Any pool intended for public recreational use. Also referred to as a public pool.

Class C: Any pool intended for use by apartments, condos, property owners associations, mulit-family owned pools, etc. Included in this group are pools operated soley for and in conjunction with lodgings such as hotels and motels. Also referred to a semi-public pool.

Class D: Any pool operated for special purposes such as, but not limited to, wave or surf action pools, activity pools, leisure rivers, vortex pools, and sand bottom pools. Referred to in codes as other pools.

Class E: Any pool used for physical therapy and operated above 86 degrees F. Also called a Therapy Pool.

Class F: Any pool used for wading purposes. Kiddie or Wading Pools.

Utah State Code for Bather loads

R392-302-7. Bather Load.

(1) The bather load capacity of a public pool is determined as follows:

(a) Ten square feet, 0.929 square meters, of pool water surface area must be provided for each bather in a spa pool during maximum load.

(b) Twenty-four square feet, 2.23 square meters, of pool water surface area must be provided for each bather in an indoor swimming pool during maximum load.

(c) Twenty square feet, 1.86 square meters, of pool water surface area must be provided for each bather in an outdoor swimming pool during maximum load.

(d) Fifty square feet, 4.65 square meters, of pool water surface must be provided for each bather in a slide plunge pool during maximum load.

(2) The Department may make additional allowance for bathers when the facility operator can demonstrate that lounging and sunbathing patrons will not adversely affect water quality due to over-loading of the pool.