



SPECIFIC OBLIGATIONS FOR THE OPENING OF SWIMMING POOLS ACCORDING TO ORDER SND/414/2020)

As a de-escalation plan, the Government has foreseen that in Phase 2 the community pools can be opened, with certain restrictions and obligations.

All communities must comply, in particular, with articles 44 and 45 of Order SND/414/2020 of 16 May.

The regulations can be summarized in the following table:

Summary ORDER SND/424/2020:

1. The capacity of the pool and the enclosure is lower in the alarm state (phases 2 and 3)
2. An appointment system must be arranged to allow for live monitoring at the pool
3. Clean with dilution of bleach every day before opening, including floor
4. The contact areas must be cleaned 3 times a day (initial cleaning included).
5. The stay areas must be marked to guarantee the capacity and the transit areas
6. Signs with virus information and hygiene rules should be hung

DECISIONS THAT THE BOARD OF DIRECTORS HAS TO MAKE BEFORE THE POOL OPENS:

The main obligation is to reduce the capacity and adopt measures to ensure distance.

For that, most of the communities only have one the option, as there are no owners who are willing to stay 8 hours a day in the pool, of hiring a lifeguard company that offers the services of pool controllers who check the previous appointments. At the moment the prices can be around 11 euros per hour, VAT included.

In addition, it is obligatory to have a daily cleaning before opening to the public, which is already being offered for the same price by access control companies, and two hand contact zone cleanings throughout each day.

Additional one-time obligations, which cost money, are the hanging of posters to inform about hygiene measures and the marking out of areas with paint or stickers. The community may decide, despite the controversy, not to allow living areas (for sunbathing, for example) if there is no room to ensure circulation around the pool in addition to access to and from the stairs.

As it can be complicated to interpret all the regulations to prevent coronavirus infection, in addition to the information that circulates, we have summarized certain points of interest that can help decide how to open the pool.



Statements that YES can be clearly deduced from the regulations and the Horizontal Property Law:

1. TRUE: That the regulations may be obligatory, perhaps without reduction of capacity, after the state of alarm, due to the application of the General Health Law.
2. TRUE: That the application of all these regulations is obligatory to open the pool, and do not require a joint agreement to contract external services.
3. TRUE: That for reasons of urgency a president can justify not opening the pool due to a clear lack of funds or total disproportion of the price of the services with respect to the ordinary budget or the effective payment capacity of the community for these services.
4. TRUE: To guarantee the implementation of a system of prior appointment that can work.
5. TRUE: That it is forbidden to enter without an appointment.
6. TRUE: To comply with the obligation to regulate the appointment must be a person constantly in the opening hours of the pool to verify compliance.
7. TRUE: To mark the floor with paint or adhesives that resist chlorine to ensure distance in areas of stay.
8. TRUE: Mark the circulation area around the pool with paint or adhesives that resist chlorine.
9. TRUE: Cleaning the lawn with biocides is impossible according to the maintainers without killing the lawn and the lawn areas should be closed.
10. TRUE: That there is one person who has to be in charge of checking the shifts and verifying that the person who enters is within his shift. This can be a company.
11. TRUE: That a lifeguard company may offer pool control services.
12. TRUE: That the bleach damages the iron, and at least the shine of the metal may end up fading.
13. TRUE: That some lifeguard companies include the three cleanings of the enclosure, charging the product separately.
14. TRUE: That the control or lifeguard companies only provide protection material for their workers, not for the owners.
15. TRUE: That there are sanctions in the event of non-compliance of between 600 euros and 30,000 euros.



Statements that are NOT included in the regulations nor are they clearly deduced:

1. FALSE: That soap dispensers or sanitizers must be offered to users, except in bathrooms.
2. FALSE: That it is necessary to clean at the end of the bathers' shift each time.
3. FALSE: That the only option for controlling the capacity and the shifts is with a system or company.
4. FALSE: That a president can legally decide not to open the pool without cause.
5. FALSE: That sunbathing is forbidden. Although the truth is that you must be in the restricted area, if it exists.
6. FALSE: That it is necessary to signalize the directions of circulation.
7. FALSE: That it is necessary to close or stop opening entrances or exits in case there are several accesses, in order to leave only one.



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Article 44. Reopening of recreational pools to the public.

OBLIGATION TO REDUCE CAPACITY, NOT TO CONTROL IT. 1. The maximum capacity allowed will be thirty percent of the capacity of the facility, provided that it is possible to respect the safety distance between users of two meters. Otherwise this capacity will be reduced in order to comply with the safety distance.

WITHOUT PREVIOUS APPOINTMENT YOU CANNOT GO TO THE SWIMMING POOL. SOMEONE HAS TO CONTROL THE TURNS AND PREVENT THE STEP 2. In order to access the swimming pool you will need to make an appointment with the managing entity of the installation. To do so, schedules will be organized in shifts, outside of which it will not be possible to remain in the facility.

CLEANING IN THE MORNING IS MANDATORY 3. Prior to opening, the facilities must be cleaned and disinfected, paying special attention to closed areas such as changing rooms and bathrooms. Likewise, the different equipment and materials must be cleaned and disinfected, such as, glass, corkscrews, auxiliary class material, perimeter grid, first aid kit, lockers, as well as any other in contact with the users, which is part of the installation. The biocides to be used for surface disinfection will be those of product type 2, referred to in Annex V of Regulation (EU) No. 528/2012 of the European Parliament and of the Council of 22 May 2012 concerning the placing on the market and use of biocidal products. Disinfectants may also be used as freshly prepared 1:50 dilutions of bleach or any of the disinfectants with virucidal activity that are on the market and have been authorised and registered by the Ministry of Health.

THE POOL IS PURIFIED AS USUAL. 4. The provisions of this article are understood to be without prejudice to the physical and chemical water purification operations necessary to obtain an adequate quality of water in the pools in accordance with Annexes I and II of Royal Decree 742/2013, of 27 September, which establishes the technical-sanitary criteria for pools, with the relevant controls being carried out, as well as compliance with other applicable regulations.

Article 45. Hygiene and prevention measures applicable to recreational swimming pools.

DAILY OBLIGATORY CLEANING WITH DILUTIONS. 1. The facility shall be cleaned and disinfected daily in accordance with the provisions of article 6.

CONTACT AREAS ARE CLEANED 3 TIMES A DAY. Nevertheless, in those surfaces in frequent contact with the hands of the users, like door knobs of the dressing rooms, or railings, a cleaning and disinfection shall be carried out, at least three times a day.



MANDATORY SIGNS FOR HYGIENE STANDARDS AND COVID SYMPTOMS. 2. Users will be reminded by visible signs or public address messages of the hygiene and prevention rules to be observed, indicating the need to leave the facility in the event of any symptoms compatible with COVID-19. 3.

SPATIAL DISTRIBUTION IN ROOM AREAS. In the areas where users stay, a spatial distribution should be established to guarantee a safety distance of at least two metres between users by means of signs on the floor limiting the spaces. All personal objects, such as towels, should remain within the established two-metre security perimeter, avoiding contact with other users.

TOILETS WITH SOAP. The use and cleaning of the toilets shall be carried out in accordance with the provisions of Article 6.5. Likewise, it shall be verified that, at all times, they are equipped with soap and/or hydroalcoholic gels or disinfectants with virucidal activity authorised and registered by the Ministry of Health.

NO CHANGING ROOM SHOWERS, NO FOUNTAINS. 5. Showers in changing rooms and fountains may not be used



Article 6. Hygiene measures required for the activities provided for in this order.

INTENSIVE AND CONTINUOUS CLEANING IS OBLIGATORY. The holder of the economic activity or, where appropriate, the director of the centres and entities shall ensure that the appropriate cleaning and disinfection measures are adopted for the characteristics and intensity of use of the centres, entities, premises and establishments foreseen in this order.

CONTACT AREAS ARE CLEANED MORE THAN 1 TIME PER DAY. In the cleaning tasks, special attention shall be paid to the areas of common use and to the most frequent contact surfaces such as door handles, tables, furniture, handrails, floors, telephones, hangers, and other elements of similar characteristics, according to the following guidelines:

VALID CLEANING DILUTIONS. a) Disinfectants will be used as dilutions of freshly prepared bleach (1:50) or any of the disinfectants with virucidal activity that are found in the market and that have been authorized and registered by the Ministry of Health. The use of this product must comply with the indications on the label.

CLEANING MATERIALS ARE DISPOSED. b) After each cleaning, the materials used and the protective equipment used shall be safely disposed of, and then hands shall be washed.

WORKERS MUST ALSO CLEAN THEIR CLEANING AREAS. Cleaning measures shall also be extended, where appropriate, to workers' private areas, such as changing rooms, lockers, toilets, kitchens and rest areas.

SHARED STALLS: CLEANING AT THE CHANGE OF USER. Likewise, when there are workstations shared by more than one worker, the cleaning and disinfection of the workstation shall be carried out after each use, with special attention to the furniture and other elements susceptible to manipulation.

UNIFORMS ARE CLEANED AS USUAL. In the case of uniforms or work clothes, they shall be washed and disinfected regularly, following the usual procedure.

FACILITIES MUST BE VENTILATED ONCE A DAY OR MORE. 3. Periodic ventilation tasks must be carried out in the facilities and, at least, on a daily basis and during the time necessary to allow air renewal.

SWIMMING POOL LIFTS SHOULD BE AVOIDED. MAXIMUM CAPACITY: 1 PERSON. 4. When in the centres, entities, premises and establishments foreseen in this order there is a lift or a freight elevator, its use will be limited to the essential minimum and the stairs will be used preferably. When it is necessary to use them, the maximum occupation of them will be of one person, unless it is possible to guarantee the separation of two meters between them, or in those cases of people who may need assistance, in which case the use of their companion will also be allowed.



THE CAPACITY OF THE TOILETS IS 1 PERSON. THEIR CLEANING WILL BE REINFORCED.

5. When, in accordance with the provisions of this order, the use of the toilets is permitted by customers, visitors or users, their maximum occupation will be one person, except in cases of people who may require assistance, in which case the use of the toilets by the person accompanying them will also be permitted. The cleaning and disinfection of these toilets must be reinforced, always guaranteeing the state of health and hygiene of the same.

TELEMATIC PAYMENTS SHALL BE ENCOURAGED.

6. Payment by card or other means not involving physical contact between devices shall be encouraged, avoiding, as far as possible, the use of cash. The dataphone shall be cleaned and disinfected after each use, as well as the POS if the employee using it is not always the same.

OBLIGATION OF WASTE BINS FOR DISPOSABLE MATERIALS TO BE CLEANED ONCE A DAY.

7. Waste bins shall be available where it is possible to deposit