

## GENERAL RESIDENTIAL POOL REQUIREMENTS

This informational handout has been compiled by the Department of Building Safety and is a result of the department's ON TRACK PROGRAM. This program is intended to help contractors and the general public understand the guidelines and requirements for obtaining a building permit for swimming pools, hot tubs or spas.

### *Frequently asked questions*

#### **Q. What types of pools require a permit?**

Any structure intended for swimming or recreational bathing that contains water over 24 inches deep, including above-ground, on-ground, or in-ground (indoor or outdoor structures). This includes all permanent or portables spas and hot tubs in addition to all ponds designed with electrical installations.

#### **Q. Where can I locate my pool?**

Local ordinances may be in place restricting locations, please check with the Department of Building Safety/Zoning for assistance. Please note that the Building Safety and Zoning Department does not review plans for compliance with subdivision covenant agreements. You should contact your Homeowner's Association for specific restrictions.

#### **Q. Do I need a fence installed?**

Fencing and barrier requirements vary with each installation, this handout will list a general description of the requirements.

#### **Q. May I call the Department of Building Safety with questions I may have?**

Yes. We encourage you to ask questions. Whether your pool is a do it yourself project or you have hired a contractor, you may always direct your questions to the Department of Building Safety.

### **General Requirements:**

To assist you in completing the permit application, we have prepared the information below. If you have any questions, please feel free to contact the Department of Building Safety.

Plans are required to have the following:

- Distance to all lot lines
- All dimensions and construction
- All distances to buildings, walks, decks, fences, etc.
- Water supply system
- Water disposal system
- All distances to electric wires, both overhead and underground
- Location of pump, filter, mechanical and electrical equipment
- Minimum 4' fence required around pool or yard

- Pumps, filters or any other accessory is not to be used as a step for the pool

All pools are required to have a re-circulating device, at least 1 per 1,000 sq. ft. of pool surface area.

#### General Barrier Requirements

Based on 2000 International Residential Code—Appendix ‘G’

- Every pool located on a lot used for residential purposes shall be completely enclosed by a fence not less than 4 feet in height above grade, with suitable gates and self-closing mechanisms and self-latching devices designed to prevent access to such pool by children requiring adult supervision.
- Fencing to comply with local codes and ordinances.
- Fencing shall be installed prior to the final inspection.
- Where the wall of a dwelling serves as part of the barrier one of the following conditions shall be met:
  1. The pool shall be equipped with an approved power safety cover.
  2. All doors with direct access to the pool shall be equipped with an approved alarm.

#### **In Ground Pools:**

Fences not less than 4 feet nor more than 6 feet tall, shall be required around the periphery of the yard containing the pool or around the pool itself, but in any event, not closer than 6 feet to the water’s edge of the pool

#### **Above Ground Pools:**

Fences will not be required as to those pools built partially or entirely above grade and which have an overall height of at least 4 feet above grade, access to which is only by means of a folding or otherwise removable ladder so as to make unauthorized entry into the pool difficult. If the above ground pool is less than four feet in height, the in-ground regulations apply.

#### **Spas and Hot Tubs:**

The Building Officer on a “case by case by case by case” basis may approve spas or hot tubs with safety covers that comply with ASTM F1346-91 “Standard Performance specifications for Safety Covers and Labeling Requirements,”

All outdoor pools, spas and hot tubs with water over 24” deep, must be protected with a barrier as outlined below.

- Height: 48” minimum above grade measured from the outside face of the barrier.

- Openings:
  1. 2” maximum between grade and bottom of barrier
  2. 4” maximum between top of above-ground pool wall and bottom of barrier when barrier is attached to top of wall.
  3. All other openings shall not allow the passage of a 4” diameter sphere.
  4. See Climb ability below.
  
- Climb ability:
  1. Solid barriers (stone walls, etc.) must have no protrusions or indentations.
  2. Horizontal members less than 45” apart must be located on the inside face of the barrier. In such cases, the space between corresponding vertical members must be 1.75” or less.
  3. Chain link or lattice-type barriers with diagonal members must have openings less than 1.75” measured horizontally of 1.25” measured diagonally. Slats may be placed in openings to reduce size to the required dimension.
  4. Decorative cutouts within a vertical member must not have openings greater than 1.75”.
  
- Access Gates:
  1. Must meet height, opening and climb ability requirements for barriers.
  2. Must be self-closing and self-latching, and must open outward away from pool.
  3. Latches less than 54” from the bottom of the gate must be located on pool side at least 3” from top of the gate. There shall be no openings ½” or greater within 18” of the latch.
  4. Latches located greater than 54” from the bottom of the gate may be located on both sides.
  
- Door Alarms (equipped on doors which open from house directly to pool area):
  1. Must sound immediately and continuously for 30 seconds.
  2. Must be heard throughout the house.
  3. Must reset automatically.
  4. Must be able to be temporarily, but permanently deactivated. Mechanism to deactivate must be 54” above the door threshold.
  
- Spas and Hot Tubs: Safety covers may be substituted for barriers provided such covers meet standard ASTM F1346.

### **Minimum Code Requirements**

All submissions for above-ground and in-ground pools must include the following:

- Two sets of the building plan (see below).
- Two copies of the house location plat or grading plan (see below).

### **Building Plans**

Building Plans must meet the requirements or show the items listed below.

- Minimum scale of 1/8" = 1'-0"; all dimensions must be shown.
- Minimum sheet size: 8 1/2" x 11", no pencil.

### **Submit the following to obtain a permit**

- Two (2) Plats of Survey, showing the pool location, size and dimensions to the property lines, and the location of above-ground or underground electrical service wires.

Above Ground Pool:

- Two (2) copies of the pool specifications, and the specifications on the filter and pump. All electrical components must have NRTL certification and comply with the 2002 National Electric Code.

In-Ground Pool:

- Site built or pre-manufactured "In-ground" swimming pool plans are required to show the following: A dimensioned plan view of the pool, dimensioned cross sections (wall and bottom thickness and reinforcement if applicable). A dimensioned plan view of the supporting components such as lights, pumps, filters, heaters, diving boards, ladders and fence layout. Plumbing, wiring, and bonding grid diagrams must be provided.

### **Once Your Permit is Issued**

The green building permit card must be posted so that it is visible from the street. Call the Department of Building Safety to schedule the appropriate inspections. When scheduling an inspection call the number on the green permit card one business day in advance. The approved construction plans and permit must be kept on the job site and available to the inspector for review at the time of inspection.

Call J.U.L.I.E. for assistance in locating utilities at 800.892.0123, 24 hours prior to beginning construction.

### **Required Inspections**

- The installation of underground electrical or mechanical (gas) piping associated to swimming pools, hot tubs or spas, shall be inspected prior to backfilling trench(s).

- Electrical inspection is required prior to concealment of rough electric, including bonding of all metal components for in-ground swimming pools, spa, hot tubs adjacent to pools.
- A final inspection is required after the swimming pools, spa or hot tub has been installed, after all associated equipment is operational and the enclosure (fence) is complete. A copy of the Water Treatment Guidelines shall be available for the inspector's review.

For inspections call the Department of Building Safety at 630.553.8545.