
Information for swimming pools for one and two family dwellings.

Contact the Community Planning & Building Department for setback and other zoning requirements

SITE PLAN Submit accurate site plan for review and approval. Include:

- Location of the proposed swimming pool/hot tub, any decks and other structures on property.
- Location of required pool barrier (see attached information)
- Distances from buildings and structures to property lines and to other buildings.
- Show easements, drainage, well and septic system.
- Site plan approval is required prior to issuance of the building permit.

BUILDING PERMIT REQUIRED

- For all swimming pools as defined below.

BUILDING PERMIT APPLICATION

- Submit one set of pool construction drawings and/or manufacturer's specifications
- Submit detailed drawing of Pool Barrier construction (see attached)
- Building Permit fees are based on a flat fee of twenty-five dollars (\$25) for above ground pools & hot tubs/ one-hundred fifty dollars (\$150) for in-ground pools -and- a flat fee of twenty-five dollars (\$25) for the barrier fence.

ADDITIONAL PLANS, PERMITS AND INFORMATION REQUIRED FOR:

- Fence (separate permit required if applicable)
- Decks and stairs if applicable (separate permit required if applicable)
- Other buildings or structures accessory to the pool (separate permit required if applicable)

ADDITIONAL PERMITS REQUIRED

- Separate Electrical, Mechanical, and Plumbing Permits are required for work performed in these trades. For example:
 - Electrical for branch circuits, GFCI protection, wiring, lighting, grounding and bonding.
 - Mechanical or Plumbing for pool heaters and gas piping.
- Contractors licensed in the respective trade must obtain these permits and perform the work.
- A homeowner may qualify to obtain these permits and perform the respective work through testing. Inquire at the Community Planning & Building Department.

INSPECTIONS REQUIRED

- Footings, when applicable, before concrete is poured.
- Electrical rough in for groundwork, rebar grid and metal parts bonding before covering.
- Pool Barrier complete and approved prior to filling pool.
- Final Inspection prior to use. **Certificate of Occupancy** is required.

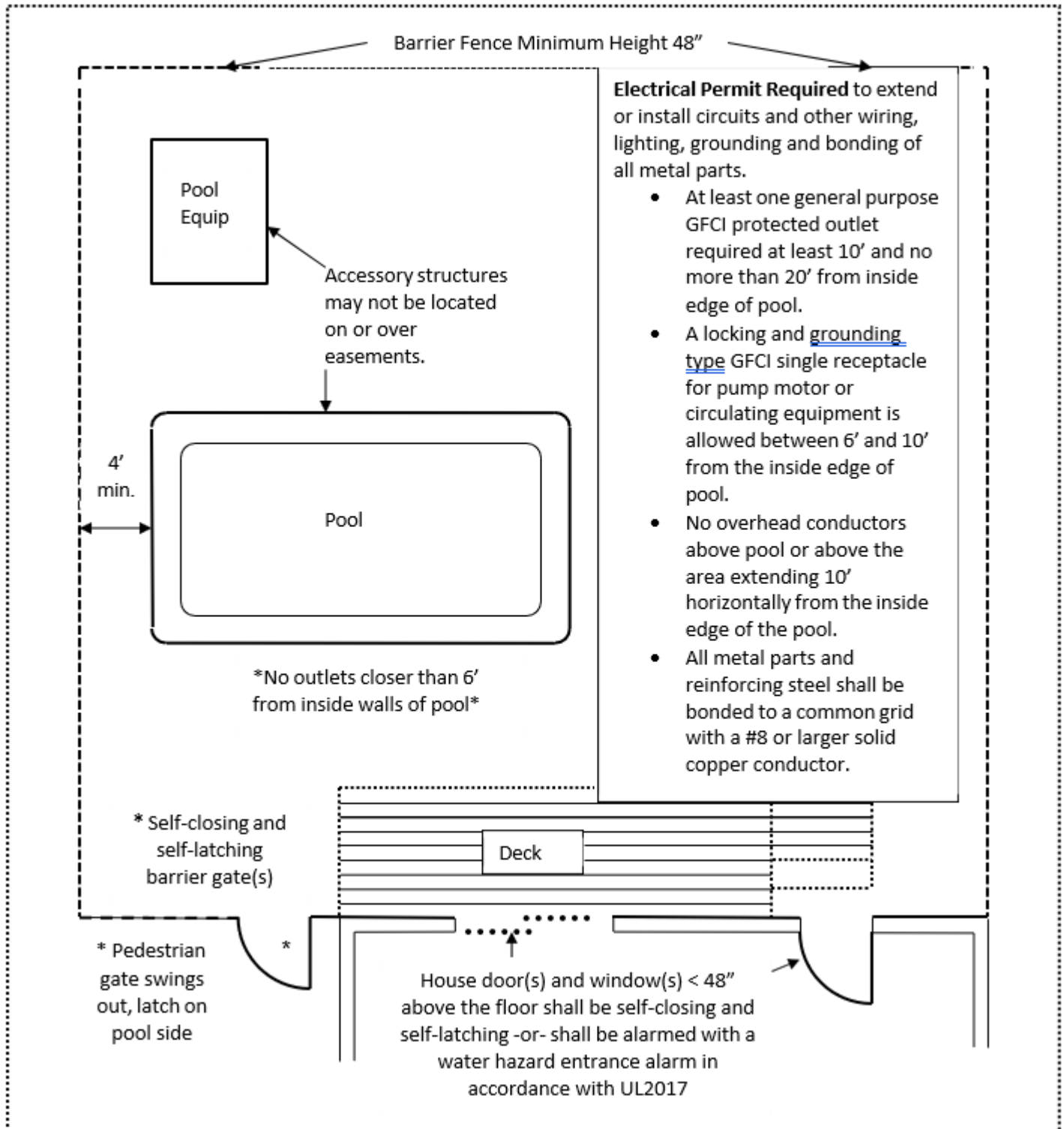
190 DEFINITIONS

- ✧ **"SWIMMING POOL"** means any structure intended for swimming, recreational bathing, wading, or aesthetic purposes that is 'capable' of containing water over 24 inches deep. This includes in-ground, above-ground and on-ground pools, hot tubs, spas, fixed-in-place wading pools and landscape ponds, but excludes manmade lakes or ponds created through the collection of storm water or drainage runoff.

191.09 SWIMMING POOL REQUIREMENTS.

1. Swimming pools shall be allowed as an accessory use in all zoning districts unless otherwise specifically prohibited.
2. All swimming pools located in residential districts shall be located in the side or rear yard and shall be setback a minimum of four feet (4') from any property line.

3. All outdoor swimming pools shall be enclosed by a barrier to prevent unauthorized access by small children and to provide a degree of security. In the case of in-ground pools, this shall be accomplished using a fence or wall not less than four feet in height located not less than four feet from each side of such pool. In the case of aboveground pools, a combination of fence or wall and the water-enclosing wall of the swimming pool may be used, provided that the pool is reasonably secure and the effective enclosure height is not less than four feet. For all swimming pools, any opening to the swimming pool shall be equipped with a self-closing and self-latching device with locking provisions for keeping the gate or door securely closed at all times when not in actual use.



BUILDING CODES

- Decks & elevated walking surfaces for single family dwellings shall be designed to support a minimum 40 pounds per square foot live load. Decks supporting hot tubs or spas shall be designed to support the weight recommended by the tub/spa manufacturer (confirmation needed: anticipate 100 – 150 PSF) plus a 40 pounds per square foot live load on adjacent deck areas. A plan for the deck is required to verify that adequate support is to be provided.
- Any window within five (5) feet from the inside walls of a hot tub or spa and five (5) feet or less above the walking surface surrounding the area of the hot tub or spa shall be tempered safety glass.

Electrical Items

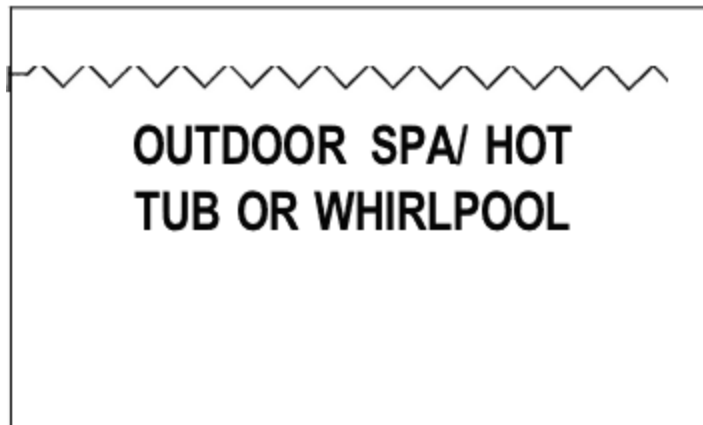
- Items noted are in addition to the items noted in the examples
- Wiring methods shall be as required by NEC chapters 1 through 4.
- Conductor and overcurrent devices to be 125% of rated current of unit.
- Disconnecting means shall be accessible, located within sight and shall be at least five (5) feet horizontally from the walls of a hot tub or spa.
- All exterior receptacles shall be GFCI protected.
- Outdoor Lighting fixtures, lighting outlets and ceiling fans are not to be located over a hot tub or spa or in an area five (5) feet horizontally from the walls of a hot tub or spa.
- Indoor Lighting fixtures, lighting outlets and ceiling fans located over or within five (5) feet from the inside walls of a hot tub or spa shall be a minimum of seven feet six inches (7'6") above maximum water level and be protected by GFCI.
- Overhead service conductors are not allowed above a hot tub or spa in an area extending ten (10) feet horizontally from the walls of a hot tub or spa.
- Underground wiring is not allowed under or within an area five (5) feet horizontally from the walls of a hot tub or spa.
- All metal parts of electric equipment within five (5) feet of the inside walls of a hot tub or spa, as well as all electrical associated equipment including pump motors of a hot tub or spa, shall be bonded together by a bonding jumper not less than a No. 8 solid copper conductor-insulated, covered or bare. Groundings required per NEC 680 for panelboards, motors and lights.
- All electrical equipment located within five (5) feet of the inside walls of a hot tub or spa and all electrical equipment associated with the circulating system shall be grounded per NEC Article 250.
- All electric hot tub and spa water heaters shall be listed and shall have the heating elements subdivided into loads not exceeding forty-eight (48) amperes. Circuit conductors and overcurrent devices shall not be less than 125% of the total load of the nameplate rating.
- All self-contained hot tubs or spas, or a package hot tub or spa, shall be protected by GFCI.



Switching device 5.0' minimum
from spa/tub

No receptacles closer
than 6.0'

All receptacles within 10.0'
must be GFCI protected



Switching device 5.0' minimum
from spa/tub

At least one receptacle no
closer than 6.0' and not more
than 20.0'

All receptacles within 20.0'
must be GFCI protected