

## SWIMMING POOL/HOT TUB/SPA REQUIREMENTS

**DEFINITION** "Swimming Pool" means an open tank, any other structure or body of water, not located within a completely enclosed building, designed so as to contain at least three feet of water at any point, including the lounging and spectator areas and any accessory buildings, structures or equipment. It also includes a wading pool, hot tub, or spa.

**DISTANCES** A distance of ten feet from each property side line, rear line and main building.  
**Corner Lot** – Distance varies – check with the Division of Building.

**BARRIER REQUIREMENT** Zoning Code Section 1157.04 states outdoor swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or structural barrier at least 4 feet in height above the finished ground level measured on the outside of the structural barrier.  
\*Gates and doors in such structural barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches from the gatepost.

\*Where an above-ground pool structure is used as a structural barrier or where the structural barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then the ladder or steps shall be surrounded by a structural barrier or shall be capable of being secured, locked or removed to prevent access.

\*Where a wall of a dwelling serves as part of the structural barrier, all doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened.

(see Section 1157.04 for further alarm requirements)

\*Pools, spas or hot tubs which use a safety cover for a structural barrier shall comply with the American Society for Testing and Materials – F 1346 Performance Specification for safety covers.

**NATURAL GRADE** Every permanent swimming pool, constructed within an excavation in the ground, must substantially conform to the natural grade of the surrounding land.

**DRAINAGE** Every pool shall be so constructed that it can be drained into a Municipal storm sewer or shall have a sump located in its deepest part, for the purpose of pumping out all the water into a storm sewer opening. All drain water must be conducted to its proper discharge point by means of tightly sealed tile, pipe or hose. Under no circumstances shall any water from the pool or from its use be permitted to drain toward or onto adjoining properties.

**ILLUMINATION** If flood or other artificial light is used to illuminate the pool at night, none of the lights shall be used after 10:30 p.m., and all noise in connection with pool activity must cease, if the pool is located within 200 feet of any building used for dwelling purposes. The lights shall also be shielded to direct light only on the pool.

**PERMIT** A permit is required for the installation of a pool. Hot tubs and spas having a span greater than 9 feet at any point, shall be considered a private residential swimming pool and must adhere to the swimming pool guidelines. A detailed site plan shall be submitted showing location to the dwelling and all property lines along with manufacturer's specifications. Permit fee is \$60.60, plus a refundable \$300 bond that will be returned after final inspection. In-ground pools require a \$300 Site Plan Review deposit to which any unused monies will be returned to the payor.

- Utility & overhead wires - minimum clearance:
- 0-750 volt = 22'-6"
  - 0-15 Kv = 25'
  - 15 - 50 Kv 27'
- measured from top of water level and 10' horizontally from outside edge of pool
  - Underground wiring not permitted under pool or within 5' horizontally from pool wall except for pool equipment supply

Pool Water Bond: may be a bonded metal ladder, water pump mppc, skimmer bond kit, etc...

- NOTE: May be reduced to minimum G' if ALL the following requirements are met:
- Single receptacle
  - Grounded
  - GFI protected

- General Notes:
1. All exterior 120 v., 15 & 20 amp receptacles must be GFI protected
  2. At least (1) 125 v., 15 or 20 amp convenience receptacle on a branch circuit shall be located G' to 20' from the pool.

GFCI protected, receptacle as required for pool pump, with weatherproof box & bubble cover

Expansion Fitting on PVC Conduit

Equipotential bonding required: # 8 solid copper wire, 4" - 6" deep, within 18" to 24" measured from inside of pool wall and around entire pool perimeter outside of pool, attached as follows: Start at MOTOR and connect to 4 points on POOL equally spaced around POOL, and at Pool Water Bond (see above). Use proper wire lug connectors.

Non-conductive pools do not require the 4 points of attachment, all other items apply.

Wire listed for wet locations with green insulated equipment ground, not smaller than # 12 installed in listed non-metallic raceway 18" deep, or rigid metal conduit or intermediate metal conduit G' deep.

NOTE: Rmover or U.F. wiring is not permitted

**\*Before inspection: Pool must be complete & 18" ditch kept open**

Attention Homeowners : Due to significant changes in the National Electric Code, the requirements for pool installation can be complex. We suggest consulting a registered electrician if necessary. The Building Department is not responsible for owner's misunderstanding the code requirements.

All electrical work must meet the requirements of the 2023 edition of the National Electrical Code

