

# **Swimming Pools, Hot Tubs and Spa Regulations- Residential**

- Regulated by Uniform Construction Code Section 403.26
- International Residential Code Chapter 42 (Electrical)
- International Residential Code Appendix G (Barriers)

## **Swimming Pools are exempt from regulations if:**

- Pre-fabricated
- Holding less than 5000 gallons of water
- Installed entirely above ground
- Less than 24" deep (A regulated pool would be higher than 24")
  - Residential accessory pools under 24" do not need a zoning permit but must follow the regulations established for "ponds" below.
  - An inground pool is automatically regulated.

## **Appendix G defines a pool and/or spa and hot tub as:**

- Containing more than 24" of water. **If your pool or spa can hold 24" or more of water a permit is required.**
- Intended for recreational bathing or swimming.

## **Any pool, hot tub or spa that does not meet the conditions above for exemption:**

- Requires a permit under the Uniform Construction Code and a Zoning Permit.
- Requires inspections as applicable for the project being proposed:
  - Inspections for an in-ground pool will differ than those for a portable, inflatable pool.
  - Barrier inspections and electrical inspections will exist for all installations.
  - Manufacturers specifications (booklets) are to be submitted with the applications. Both for the pool and the pump.
- Requires a Zoning Permit
  - Setback requirements: Any pool deck or shelter that is elevated above the average surrounding ground level, **AND** the water surface of any pool shall be set back a minimum of **10 feet** from any lot line. **A site plan is required indicating setbacks will be met.**
    - **Site plan should depict setbacks, diameter of the pool, height of the pool, decking (if any), patio (if any), barrier (fence) with height and type, location of electrical outlet.**
  - Patios around pools that are level with the average surrounding ground level are not required to be set back from lot lines.
  - A pool IS **NOT** allowed within a required front yard.
  - A pool IS **NOT** allowed to be placed within any easement.

## **Barriers:**

- Where a wall of a dwelling serves as part of the barrier, one of the following conditions must be met (see Appendix G attached Section 9):

- The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or
- Doors with direct access to the pool through that wall shall be equipped with **UL 2017 Listed** alarm. (see further details in Appendix G 9.2); or
- Other means of protection, such as self-closing doors with self-latching devices.
- Any existing or new above-ground pool shall include a secure fence, wall, building or other suitable enclosure a minimum of 4' high.
- Must meet barrier requirements in Appendix G.
- The enclosure may include the walls of the pool itself.
- A 4" sphere cannot pass through **ANY** openings in the barrier.
- Where a barrier is installed on top of the pool, a vertical distance between the top of the pool structure and the bottom of the barrier is limited to 4".
- Chain link barriers
  - Max mesh size is 2.25"
    - Unless slats are fastened at the top or bottom which reduce the mesh size to 1.75" at the top or bottom.

**Ladder:**

- Where an above-ground pool structure/wall is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
  - The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
  - The ladder or steps shall be surrounded by a barrier which meets the requirements of barriers listed above.
  - When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch diameter (102 mm) sphere.

**Pedestrian Gates:**

- Must comply with all other barrier requirements.
- Must open away from the pool. Must be self-closing (spring hinges).
- Must be self-latching.
- Latching Mechanism:
  - If release mechanism is < 54" from bottom of gate then:
    - Release mechanism must be on pool side at least 3" below the top of the gate.
    - Gate & barrier may not have any opening >1/2" within 18" of the release mechanism.

**Electrical Requirements:**

- Convenience receptacle is needed 10' to 20' from the pool GFCI protected.
- Pool pump receptacle needs to be 20 amp twist lock GFCI protected with an in use cover (5' away from pool).
- Conduit for the pool pump shall be minimum cover of 12" when the circuit is GFCI protected before the conduit enters the ground.
- Pool pump receptacle shall be mounted on a post usually 4' x 4' pressure treated.

- Pool pump receptacle feed wires shall be individual conductors in conduit PVC or metal.
- Pool motor needs to be bonded to the pool with a #8 solid copper wire.
- If the ladder is metal it must also be bonded to the pool.
- All metal within 5' of inside wall of pool shall be bonded to the pool with #8 solid copper.
- Bonding connectors shall be stainless steel, brass, copper or copper alloy.

### **Ponds – Residential**

- Decorative ponds or pools with a water depth of less than 24" do not require permits but are considered an accessory structure and must be located in the side or rear yard only and must be set back from any property line a minimum of 5'. A pond with water depth of 24" or more shall follow the regulations established for swimming pools and will require a permit.