

Code Enforcement Department

Swimming Pools, Spas, & Hot Tubs

Residential Swimming Pool, Spa, Hot Tub Requirements:

The following must be submitted when making Application for a residential swimming pool, spa, or hot tub

1. Complete a building permit application (Application must be completely filled out, or the permit will be denied)
2. Submit (2) complete sets of plans and all corollary information
3. Impervious Surface & Building Coverage Calculation Sheet

Above Ground Swimming Pools, Hot Tubs, and Spas

1. A plot plan of the parcel, indicating lot lines, existing structures, proposed pool and pool deck location and dimensions, setback distances from the pool to the side and rear lot lines, setback distances from the pool to all structures on the lot. The plot plan must also indicate areas of wetlands, flood plains, streams, wooded areas, and steep slopes. Please see the attached Sample Site Plan.
2. If the total area of earth disturbance exceeds 1,000 square feet, your application must include a letter of approval from the Bucks County Conservation District (215-345-7577)
3. A detail of the fence indicating the height, type, and spacing of members.
4. A detailed plan of the gate(s) indicating the size, height, type, swing, type of latch, and latch location. Please see the attached Barrier Requirements document.
5. If the dwelling unit is used as part of the pool enclosure, submit a detail indicating the height and location of the door alarms. Submit manufacturer's specifications for the door alarms.
6. If the pool, spa, or hot tub are going to be located on a deck, a Pennsylvania registered Structural Engineer must inspect, and design the deck to support the additional load.

Inground Swimming Pools

1. A Pennsylvania registered Design Professional must sign and seal the design of a ll inground swimming pools. The submitted design must include the NSPI pool type, water surface shape design, contour section of the pool indicating the centerline of the diving board, diving board height above the water, and diving board length and location.
2. A plot plan of the parcel, signed and sealed by a Pennsylvania registered design Professional indicating lot lines, existing structures, proposed pool and pool deck location and dimensions, setback distances from the pool to the side and rear lot lines, setback distances from the pool to all structures on the lot, water elevations, grading and contour lines for the area of construction.
3. The plot plan must also indicate areas of wetlands, flood plains, streams, wooded areas, and steep slopes.
4. If the total area of earth disturbance exceeds 1,000 square feet, your application must include a letter of approval from the Bucks County Conservation District (215-345-7577)
5. If the dwelling unit is used as part of the pool enclosure, submit a detail indicating the height and location of the door alarms. Submit manufacturer's specifications for the door alarms.
6. The plans must indicate the height of the diving board above the water complying with ANSI/NSPI-5 2003.
7. Stair and handrail details.
8. Locations of the NO DIVING signs for pools without diving boards
9. Suction outlets and drain covers must comply with ANSI / ASME A112.19.8M
10. A detail of the fence indicating the height, type, and spacing of members
11. A detail plan of the gate(s) indicating the size, height, type, swing, type of latch and latch location. Please see the attached Barrier Requirements pages.
12. If the dwelling unit is used as part of the pool enclosure, submit a detail indicating the height and location of the door alarms. Submit manufacturer's specifications for the door alarms.

Websites for Additional Information and Safety Tips

Association of Pool And Spa Professionals: <http://www.apsp.org>

Virginia Graeme Baker Act: <http://www.apsp.org/32/index.aspx#VGB>

SWIMMING POOL BARRIER REQUIREMENTS

An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on the top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 ¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 2 1/4 -inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1 ¾ inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 ¾ (44 mm).
8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and

have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

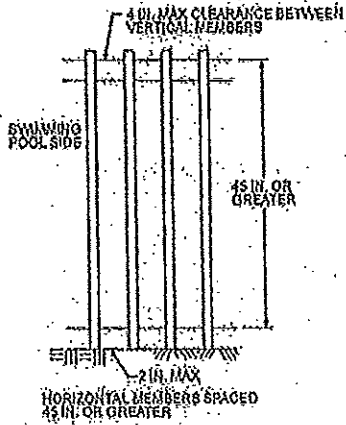
The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

The gate and barrier shall have no opening larger than ½ inch (13 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or 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/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch (es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by the requirements described above.
10. Where an above-ground pool structure 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 Section AG105.2, Items 1 through 9. 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.

Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 9. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them. Spas or hot tubs with a safety cover which complies with ASTM F 1346 as listed in Section AG107, shall be exempt from the provisions of this appendix.



For SI: 1 inch = 25.4 mm.

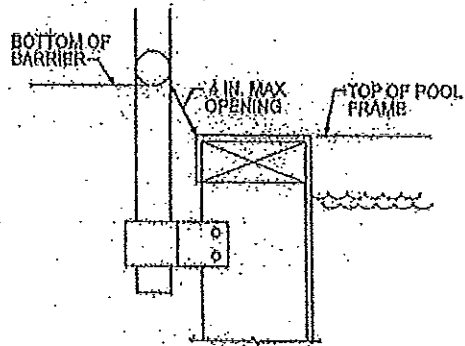
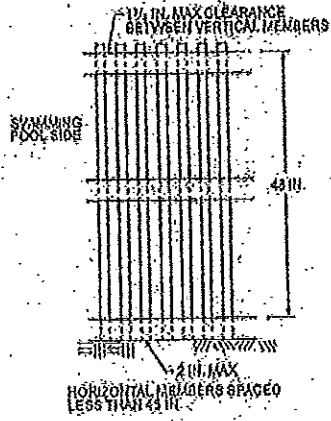
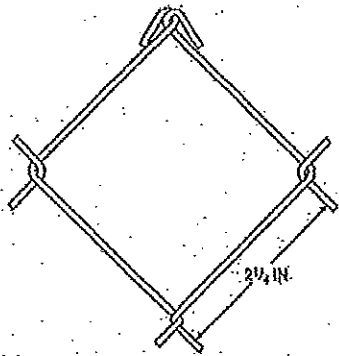


FIGURE A0105.3(1) OPENING LIMITATIONS

For SI: 1 inch = 25.4 mm.

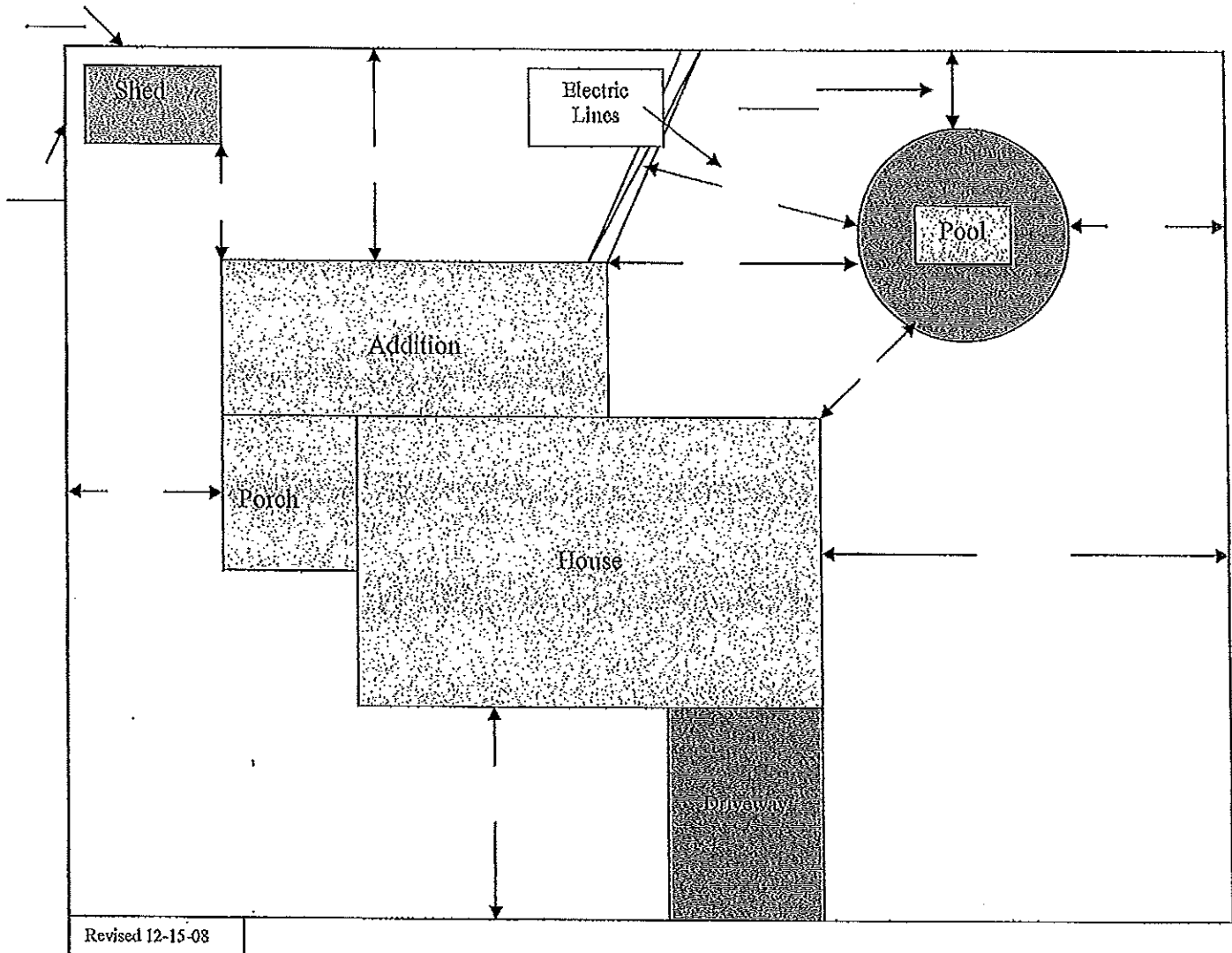


For SI: 1 inch = 25.4 mm.

FIGURE A0105.3(2) CHAIN-LINK FENCE MESH FOR PRIVATE SWIMMING POOLS

SITE PLAN FOR ABOVE GROUND POOLS

1. Distances to all property lines, and distances between all structures.
2. Dimensions of all structures and pool on the property.
3. Distance of swimming pool to all structures.
4. Distance of shed(s) to property line.
5. Distance of all overhead electrical lines to the swimming pool.
6. Dimensions of swimming pool.
7. Dimensions of the driveway.
8. Dimensions of all walkways. (Not including public sidewalk)
9. Locations of all easements on the property. (water, sewer, electric, gas, etc.)



MAXIMUM IMPERVIOUS SURFACE AND MAXIMUM BUILDING COVERAGE CALCULATION SHEET

ALL PERMIT APPLICATIONS FOR BUILDING ADDITIONS, SHEDS, POOLS, OR OTHER ACCESSORY STRUCTURES MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY, INCLUDING THE PROPOSED ADDITION.

THE MAXIMUM BUILDING COVERAGE (IN MOST RESIDENTIAL DISTRICTS) IS 35% OF THE PROPERTY.

THE MAXIMUM IMPERVIOUS SURFACE COVERAGE (IN MOST RESIDENTIAL DISTRICTS) IS 40% OF THE PROPERTY.

PLEASE COMPLETE THE FOLLOWING, WHERE APPLICABLE.

- A. SQUARE FOOTAGE OF HOUSE, INCLUDING ADDITIONS _____
 - B. SQUARE FOOTAGE OF CARPORT/GARAGE _____
 - C. SQUARE FOOTAGE OF POOL _____
 - D. SQUARE FOOTAGE OF SHED OR DETACHED BUILDING _____
 - E. SQUARE FOOTAGE OF DECK OR COVERED PORCH _____
 - F. SQUARE FOOTAGE OF PROPOSED ADDITION _____
 - G. TOTAL SQUARE FOOTAGE OF BUILDING
(A + B + C + D + E + F) _____
 - H. SQUARE FOOTAGE OF DRIVEWAY _____
 - I. SQUARE FOOTAGE OF SIDEWALK THAT HAVE BEEN ADDED
(INCLUDING AROUND POOLS) (NOT PUBLIC SIDEWALKS) _____
 - J. SQUARE FOOTAGE OF PATIO _____
 - K. TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE
(G + H + I + J - C) _____
- TOTAL SQUARE FOOTAGE OF LOT _____

TO COMPUTE THE MAXIMUM SQUARE FOOTAGE OF BUILDING COVERAGE ALLOWED ON A LOT, MULTIPLY 0.35 X THE TOTAL SQUARE FOOTAGE OF THE LOT (EXAMPLE: A LOT MEASURING 7,200 SQ. FT. WOULD HAVE A MAXIMUM ALLOWABLE BUILDING COVERAGE OF 2,520 SQ. FT.) _____

TO COMPUTE THE MAXIMUM SQUARE FOOTAGE OF IMPERVIOUS SURFACE ALLOWED ON A LOT, MULTIPLY 0.40 X THE TOTAL SQUARE FOOTAGE OF THE LOT (EXAMPLE: A LOT MEASURING 7200 SQ. FT. WOULD HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE OF 2,880 SQ. FT.) _____

SAMPLE SITE PLAN

THE PROFESSIONAL ARCHITECT,
ENGINEER, AND/OR OWNER WILL
BE HELD RESPONSIBLE FOR TOTAL
COMPLIANCE WITH APPLICABLE
CODES AND REGULATIONS

1. Dimensions of the lot.
2. Dimensions of all structures on the property.
3. Dimensions of the driveway, patios, and walkways on the property. (Not including public sidewalks)
4. Distance of all structures on the property, to the property lines.
5. Distance between all structures on the property.
6. Distance of overhead electrical wires to swimming pool, and structures.
7. Locations of all easements on the property. (Water, Sewer, Electric, Gas, Etc.)

This site plan is intended for an example only. Your specific site plan may vary depending on the locations of structures and layout of your property.

