



Uniform Construction Code (UCC)

Above-Ground

And

In-Ground Swimming Pools

Building Permit

Application Package

Per the Uniform Construction Code (UCC) all structures must be built per the standards of the most currently adopted International Residential Code. Copies of the most currently adopted International Residential Code (IRC) are available for purchase through the International Code Council by calling 1-888-ICC-SAFE or by visiting their website at www.iccsafe.org .

ABOVE-GROUND and IN-GROUND SWIMMING POOLS

Please be advised that a UCC Building Permit is required prior to the installation and/or construction of all above-ground swimming pools more than 24" deep and all in-ground swimming pools.

In-Ground (Residential or Public/Commercial) Swimming Pools require two inspections under the Uniform Construction Code. The following will be inspected as follows:

1st Inspection: Electrical bonding of all metal parts of the pool including concrete reinforcements.

2nd Inspection: Safety barrier (fencing & gates) minimum height 48 inches from finished grade; and Electrical (grounding, bonding, switchgear, switches, receptacles and lighting).

Above-Ground Swimming Pools: Please be advised that pools which are two to four feet in depth need to have a fence with a locking gate. Above ground pools over four feet do not require a fence however they must have removable ladder or a ladder that lifts and locks. An inspection is required once the pool is set up to verify that there is a safety barrier in place.

Section 3109

SWIMMING POOL ENCLOSURES AND SAFETY DEVICES

3109.1 General. Swimming pools shall comply with the requirements of this section and other applicable sections of this code.

3109.2 Definition. The following word and term shall, for the purposes of this section and as used elsewhere in this code, have the meaning shown herein.

SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches deep. This includes above-ground and in-ground pools; hot tubs; spas and fixed-in place wading pools.

3109.3 Public Swimming Pools. Public swimming pools shall be completely enclosed by a fence at least 4 feet in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch-diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

3109.4 Residential Swimming Pools. Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3.

Exception: A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346.

3109.4.1 Barrier height and clearances. The top of the barrier shall be at least 48 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on 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.

3109.4.1.1 Openings. Openings in the barrier shall not allow passage of a 4-inch diameter sphere.

3109.4.1.2 Solid barrier surfaces. Solid barrier which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

3109.4.1.3 Closely spaced horizontal members. 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, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches in width.

3109.4.1.4 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches in width.

3109.4.1.5 Chain link dimensions. Maximum mesh size for chain link fences shall be 2.25 inches square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1.75 inches.

3109.4.1.6 Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by diagonal members shall be no more than 1.75 inches.

3109.4.1.7 Gates. Access gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 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 from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch within 18 inches of the release mechanism.

3109.4.1.8 Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. 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 are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard through the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.
2. The pool shall be equipped with a power safety cover which complies with ASTM F 1346.
3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the administrative authority, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.

3109.4.1.9 Pool structure as a barrier. 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, then 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 3109.4.1.1 through 3109.4.1.8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch diameter sphere.

3109.4.3 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

3109.5 Entrapment avoidance. Where the suction inlet system, such as an automatic cleaning system, is a vacuum cleaner system which has a single suction inlet, or multiple suction inlets which can be isolated valves, each suction inlet shall protect against user entrapment by an approved anti-vortex cover, a 12-inch by 12-inch or larger grate, or other approved means.

In addition, all pools and spas shall be equipped with an alternative backup system which shall provide vacuum relief should grate covers be missing. Alternative vacuum relief devices include one of the following:

1. Approved vacuum release system
2. Approved vent piping
3. Other approved devices or means