



FAIRVIEW TOWNSHIP RESIDENTIAL SWIMMING POOL GUIDE

This guide is intended to assist the applicant with the process to obtain the proper permits for a residential swimming pool. While this guide has been created to assist applicants with the building permit plan review process, this guide cannot indicate all code requirements. Applicants should understand that the plans will be reviewed to the most current **PA UCC standards** for compliance.

***Swimming pool** is defined as follows: Any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs and spas.*

The following guidelines are applicable for private residential pools only.

Zoning Permit Information:

Two (2) copies of a plot plan which indicates the following:

- The location of all property lines associated with the property and a north point.
- Location of all **existing** structures located on the property and their distances to property lines and distances between structures (home, decks, sheds, pools, garages, etc.).
- Location of the **proposed** waters edge to all property lines and to other structures on the property. It is the property owners/contractors responsibility to know and to be able to identify the property lines.
- Location of the driveway.
- Location of the well and septic system, if applicable.
- Location of all streets, easements, and right-of-ways associated with the property.

Building Permit Information:

Two (2) complete sets of the construction drawings/blueprints/pamphlets from the pool manufacturer containing the following information:

- Cross section of the pool walls (should indicate construction, bracing, reinforcement etc). **IN-GROUND POOLS ONLY**- sectional should also show pool sidewall and low end to deep end slopes.
- Any proposed walking surfaces around the pool perimeter. Type of surface and slope of surface.
- Depths of water within the pool.
- Means of access into the actual pool (water). Any ladders, steps, type, etc.

- Notation and location of any diving boards. This should include the distance that the board will project into the deep end of the pool; the distance the board will be above the water; and the depth of water directly below the board.
- Notation of the type of pool enclosure. The minimum enclosure height is 48". If the proposed enclosure is a fence, please indicate the type, height, spacing of openings, distances from the bottom of the fence to the ground, type of latching device, location of latching device, gates, etc. If an automatic pool cover is utilized as the enclosure, please indicate type and compliance with code requirements. If the home, or any other structure that has access to the exterior, will be part of the required barrier, an automatic alarm conforming to the requirements of the building code is required. ABOVE GROUND POOLS – if the pool will act as the required barrier, the minimum required 48" barrier must be maintained around the perimeter of the pool, even if the pool is cut into a slope.
- Manufacturer pump and filter information, as well as electrical information associated with the operation of the equipment.
- Workers Compensation Insurance information from the contractor.

Time Required to Review Plans:

The Codes Office has up to **15 working days** to complete a residential structure plan review. All applications are time stamped when submitted and plans are reviewed on a first come, first served basis. Once a plan review has been completed, if there is substantial additional information that is required, the revised plans will be processed as a new plan, which means the revised plan review could take up to 15 working days to re-review. The more thorough a plan submittal is, the less time that it will take to complete the plan review and have the appropriate permits ready for issuance.