

## SWIMMING POOLS, SPAS AND HOT TUBS

### "RESIDENTIAL BUILDING PERMIT" REQUIREMENTS AND PROCEDURES (Type I application required)



**CRANBERRY**  
• TOWNSHIP •

Note: Swimming pools that are less than 24” in water depth are not regulated by the Building/Zoning Codes and DO NOT require any permits.

**IF YOU ARE APPLYING FOR A PERMIT TO CONSTRUCT ANY OF THE FOLLOWING; USE THE TYPE I RESIDENTIAL BUILDING PERMIT APPLICATION FROM THE RESIDENTIAL BUILDING PERMIT PACKAGE.**

**ABOVE-GROUND POOL – Defined as pools with greater than 24” in water depth (WITH or WITHOUT SURROUNDING DECK)**

**IN-GROUND POOL**

**SPA (OUTSIDE OF HOME)**

**HOT TUB (OUTSIDE OF HOME)**

**(PLEASE CHECK WITH YOUR HOMEOWNER’S ASSOCIATION PRIOR TO APPLYING FOR ANY BUILDING/ZONING PERMITS)**

#### **YOU WILL NEED THE FOLLOWING ITEMS:**

- #1. LOT SURVEY OR PLOT PLAN** – Provide a **copy** of your **lot survey** or **plot plan** showing the proposed location of the swimming pool, spa or hot tub.
  - A.** Draw the pool, spa or hot tub in on the copy of your plot plan, (as close to scale as possible) showing where it will be located on your property, and noting the distances the pool, spa or hot tub will be from your property lines.
  
- #2. DRAWING REQUIREMENTS** - (Required for POOLS with or without decks, SPAS AND HOT TUBS)
  - A. DECKS - SURROUNDING ABOVE-GROUND POOLS, SPAS OR HOT TUBS**  
Provide two (2) copies of detailed construction drawings which identify:
    - 1. SIZE OF POSTS AND FOOTER DESIGN**
    - 2. SIZE AND SPACING OF FLOOR JOIST**
    - 3. SIZE AND MATERIALS OF ANY BEAM SUPPORTING THE DECK**
    - 4. HANDRAILS, FENCE/WALL DETAILS**
    - 5. LOCKING AND/OR ALARM MECHANISMS AS REQUIRED**
    - 6. FLOOR PLAN DETAIL**
    - 7. ELEVATION DETAILS**
  
  - B. ABOVE-GROUND POOL, IN-GROUND POOL, SPA OR HOT TUB PLANS PROVIDE;**
    - 1. TWO (2) SETS OF DETAILS FROM THE POOL, SPA OR HOT TUB MANUFACTURER THAT IDENTIFY THE DESIGN OF THE POOL, SPA OR HOT TUB**
    - 2. TWO (2) SETS OF DETAILS THAT IDENTIFY ALL REQUIRED FENCES/WALLS, GATES, LOCKING DEVICES, DOOR ALARMS, SAFETY COVERS, ETC. AS REQUIRED**
  
- #3. APPLICATIONS**  
Complete the **Type I “Residential Building Permit”** application obtained from Planning & Development Services and check the box titled “Building”.
  
- #4. ELECTRICAL**  
If there is electrical work to be done that requires a permit/inspection - check the box titled “electrical” on the application and check the appropriate box under “swimming pools” on the electrical permit form which is on the reverse side of the **Type I** permit application.

***PLEASE SEE REVERSE SIDE FOR "SWIMMING POOL/SPA/HOT TUB REQUIREMENT GUIDELINE"***

## **SWIMMING POOL/SPA/HOT TUB REQUIREMENT GUIDELINE**

**\*NOTE: Swimming pools, spas and hot tubs must be installed per the 2015 International Swimming Pool & Spa Code (ISPSA). It is the building permit applicant's responsibility to know and construct to these requirements.**

### **I. ABOVE GROUND POOLS**

#### **A. SIDEWALL**

If the pool is constructed above ground, it shall have a four (4) foot minimum sheer sidewall to the pool, the sheer sidewall shall serve as a fence/wall provided that ladders or climbing devices are properly secured when the pool is not in use.

#### **B. GRADE OF YARD IS NOT LEVEL**

When the grade of a yard is not level and must therefore be cut into, the four (4) foot height of the sidewall must be maintained for four (4) feet horizontally all around the pool. (Four (4) feet vertically and four (4) feet horizontally.)

#### **C. INTERCONNECTED HOUSE, DECK AND POOL**

Where the house, deck and pool are all interconnected, continuous or open to each other, a four (4) foot high fence/wall with self closing and latching gate(s) must be installed or an alarm system must be installed on all house doors that open to the pool area. (See "Gates" for the locking mechanism requirements or "In Ground Pools" for the alarm requirements) All steps to the deck must also have a self-closing and latching device that meet the "Gate Requirements".

#### **D. FILTERS, PUMPS, ELECTRICAL DEVICES**

If the pool is equipped with mechanical equipment such as filters, pumps, and electrical devices, said equipment shall be enclosed within a four (4) foot fence or a sheer four (4) foot side wall so as to prevent individuals from climbing onto the equipment and thence climbing into the pool. \*Applicant may also install this equipment four (4) feet away from the pool as an alternative to fencing.

### **II. IN GROUND POOLS**

Where a wall of a home serves as part of the barrier, the pool must be equipped with an approved safety cover or all doors from the house that open into the pool area must be equipped with an audible alarm that meets Section AG105.2.9.9.2 or a fence/wall which meets code must be installed between the pool and the home.

### **III. FENCES/WALLS (for pools/spas/hot tubs) - For specific and detailed standards, please see the 2009 IRC, Appendix G**

#### **A. SURROUNDING FENCE/WALL**

Every outdoor swimming pool, spa or hot tub shall be completely surrounded by a fence or wall not less than four (4) feet in height or have an approved safety cover.

#### **B. OPENINGS, HOLES & GAPS**

Fences/walls shall not have openings, holes or gaps that allow passage of a four (4) inch diameter sphere. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches.

#### **C. FENCE/WALL TYPES (See the 2015 ISPSA for specific information)**

There are different requirements for various fence/wall types. Please review the appropriate code section for chain link, solid wood or masonry and picket type fencing and the different spacing and design requirements.

### **IV. GATES (for pools/spas/hot tubs)**

#### **A. LOCKING MECHANISMS**

All gates shall be equipped with a self closing, self latching device for keeping the gate or door securely closed at all times. Where the release mechanism is located less than 54 inches from the bottom of the gate, the release mechanism and openings shall comply with the following;

1. The release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate
2. The gate and barrier shall have no opening greater than 0.5 inch within 18 inches of the release mechanism.

### **V. ELECTRICAL WIRING & EQUIPMENT (for pools/spas/hot tubs)**

#### **A. WIRING & EQUIPMENT APPROVAL**

All electrical equipment and wiring for swimming pools, spas or hot tubs shall be installed/inspected as per the 2015 ISPSA. The box marked "electrical" must be checked on the application and the appropriate boxes for pool installation need checked on the electrical worksheet. Cranberry Township will perform the inspection(s).

***PLEASE SEE REVERSE FOR "RESIDENTIAL BUILDING PERMIT - REQUIREMENTS AND PROCEDURES - POOLS/SPAS/HOT TUBS"***