



Borough of Dormont Swimming Pool Guidelines **Swimming pools (24' inches or higher)**

The Following is Required when Applying for a Permit to Install a Swimming Pool

➤ **Application Process**

A Building/Zoning Permit consists of two (2) parts; zoning regulations and building code compliance, the following information is required to determine compliance with each part.

Note: swimming pools are not permitted in the front yard and must be located 10' feet from any property line.

1. Submit a completed Building/Zoning Permit application along with the required application fee.
2. Submit a survey of your property which is current and sealed by a licensed land surveyor.
3. Submit a plot plan showing size and location of proposed swimming pool and any existing structures on site, describe distance in feet to property lines and type and height of existing fencing.
4. (Swimming Pool) Submit two (2) sets of details from swimming pool Manufacturer Company that identifies the design of the pool you are installing.
5. (Swimming Pool) Submit two (2) sets of details that identify all barriers as required by code fences, walls, gates, locking devices, door alarms, safety covers, etc.
6. Submit a separate Electrical Permit (an electrical permit is required for all pools equipped with motors, lights, filtering equipment, etc., regardless of dimension)
7. Applicant must Provide a valid copy of the Contractors Insurance (if applicable)



➤ **Zoning Review**

The Zoning Officer shall review all applications that require zoning approval for compliance with the applicable codes and ordinances and shall approve or deny the application based on the zoning requirements within *90 days* of receipt of the application.

- If Approved the application will be forwarded onto the Building Department and a Building/Zoning permit will be issued.
- If Denied a written decision will be sent to the property owner referencing the ordinance requirements which have not been met.

➤ **Building Construction**

All above ground swimming pools larger than 24” inches in height must comply with the provisions of the UCC - International Swimming Pool & Spa Code (2015)

This shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of all swimming pools and spas. The Building Code Official will review construction plans to confirm information on application meets the provision required by code for above ground swimming pool and issue a Building/Zoning Permit.

All swimming pools (24”in or greater) must comply with the following:

➤ **Barrier Requirements**

All outdoor swimming pools shall be surrounded by a *barrier*, these requirements are intended to prevent potential drowning and near drowning by restricting access to such pools or spas through physical barriers and warning devices.

- Barrier Height and Clearances [305.2.1]: Barrier height and clearances shall be in accordance with all of the following:
 1. The top of the barrier shall be at least 48 inches above grade measured on the side of the barrier which faces away from pool. Such height shall be maintained around the entire perimeter of the pool for a distance of 3-feet, measured horizontally from the outside of the barrier.
 2. The vertical *clearance* between grade and the bottom of the barrier shall not exceed 2 inches for nonsolid surfaces, such as grass or gravel and 4-inches for solid surfaces, such as concrete where measured on the side of the barrier which faces away from the pool.



3. Where the top of the pool structure is above grade, the barrier may be installed on-grade or be mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure. Where barrier is mounted on top of thje pool the vertical clearance between the top of the pool and the bottom of the barrier shall not exceed 4 inches.
- Closely Spaced Horizontal Members [305.2.5:] 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 ¾ inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches in width
 - On-Ground Pool Structure as a Barrier [305.5]: Where an on-ground pool wall or barrier mounted on top of an on-ground pool wall structure shall serve as a barrier the following conditions must be presented:

The following requirements are only permitted if ladders or steps used as means of access are capable of being secured in a locked-up position or removed to prevent access when pool is not in use.

1. Where an on-ground pool wall serves as the barrier, the bottom of the wall is on grade, the top of wall is not less than 48" inches above finished grade for the entire perimeter of the pool, the wall complies with barrier requirements section 305.2 and the pool manufacturer allows the wall to serve as a *barrier*.
 2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches above grade for the entire perimeter of the pool and the wall and barrier on top of the wall will comply with Section 305.2. Barriers mounted on top of on-ground pool walls must be installed in accordance with the pools manufacturer's requirements.
- Chain Link Dimensions [305.2.7]: The maximum opening formed by a chain link fence, shall not be more than 1-¾ inches. Where the fence is provided with slats fastened at the top and the bottom such openings shall not be more than 1- ¾ inches.
 - Diagonal Members [305.2.8]: Where the barrier is composed of diagonal members, such as *lattice fence*, the maximum opening formed by the diagonal members shall not be greater than 1 ¾ inches. The angle, from vertical, shall not be greater than 45-degrees.



- Openings [305.2.2]: Openings in the barrier shall not allow passage of a 4-inch-diameter sphere.
- Clear Zone [305.2.9]: There shall be a clear zone, of not less than 36-inches between the exterior of the barrier and any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the barrier.
- Gates [305.3]: Access gates shall comply with the requirements of section 305.3.1 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 self-latching.
- Latches: Where the release mechanism of the self-latching device is located less than 54 inches from bottom of the gate, the release mechanism shall be on the pool side and nor less than 3 inches below top of gate. The gate and barrier shall have no openings larger than ½ inch within 18 inches of the release mechanism.
- Double or Multiple Gates [305.3.2]: Double gates or multi-gates shall have at least one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than ½ inch within 18 inches of the latch release mechanism. The self-latching device shall comply with the requirements of Section 305.3.3.
- Solid Barrier Surface [305.2.3]: Solid barriers that 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.
- Structure Wall as a Barrier [305.4]: Where a wall of a dwelling or structure serves as part of the barrier and where doors, windows, deck or deck platform provides direct access to pool one of the following must be required:
 1. All operable windows having a sill height of less than 48 inches above finished floor and all doors shall have an alarm that produces an audible warning when window, door or screens are opened. The alarm deactivation switch shall be located not more than 54 inches and not less than 48 inches above the finished floor. The alarm shall be listed and labeled in accordance with UL 2017.
 2. A safety cover that is listed and labeled in accordance with ASTM F 1346 ib installed for pools and spas.



3. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by item 1 or
- Mesh Fence as a Barrier [305.2.4]: Mesh fences, other than chain link fences shall be installed in accordance with the manufacturer's instructions and shall comply with the following:
 1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.
 2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.
 3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not be more than 4 inches (102 mm) from grade or decking.
 4. An attachment device shall attach each barrier section at a height not lower than 45 inches above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye type latch incorporating a spring-actuated retaining lever such as a safety gate hook.
 5. Where a hinged gate is used with a mesh fence, the gate shall comply with Section 305.3
 6. Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.
 7. Mesh fences shall not be installed on top of on-ground pools.