



Building Division

Swimming Pools

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Information for swimming pools for one and two family dwellings

Planning & Zoning Division

Phone 892-5130

Fax 892-5155

- Contact the Planning & Zoning Division for setback and other zoning requirements
- **SITE PLAN** Submit accurate site plan for review and approval. Include:
 - ◆ Location of the proposed swimming pool, any decks and other structures on property.
 - ◆ Location of required pool barrier (see attached information)
 - ◆ Distances from buildings and structures to property lines and to other buildings.
 - ◆ Show easements, drainage, well and septic system.
 - ◆ If all Zoning requirements are met, Planning & Zoning will forward the approved site plan and zoning review to the Building Division. (Required prior to issuance of the building permit).

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- **BUILDING PERMIT REQUIRED**
 - ◆ For all in-ground and above ground swimming pools except prefabricated swimming pools that are less than 24 inches deep.
- **BUILDING PERMIT APPLICATION**
 - ◆ Construction documents are required to be submitted in pdf format. Plans shall include dimension lines or be drawn to scale. Provide sufficient information for the building official to ascertain the scope of the project. Plans shall also allow for digital signatures and mark-ups. Online submittal is preferred. Plans can be submitted via the [Permit Application Portal](#). In-person submittal is available by appointment, call 892-5130 to schedule.
 - ◆ Submit detailed drawing of Pool Barrier construction (see attached)
 - ◆ Building Permit fees are based on the value of the pool and accessories installed (material and labor). Call for permit fee estimates.
- **ADDITIONAL PLANS AND INFORMATION REQUIRED FOR:**
 - ◆ Decks and stairs if applicable
 - ◆ Other buildings or structures accessory to the pool
- **ADDITIONAL PERMITS REQUIRED**
 - ◆ Separate Electrical, Mechanical, and Plumbing Permits are required for work performed in these trades. For example:
 - ✧ Electrical for branch circuits, GFCI protection, wiring, lighting, grounding and bonding.
 - ✧ Mechanical or Plumbing for pool heaters and gas piping.
 - ◆ Contractors licensed in the respective trade must obtain these permits and perform the work.
 - ◆ A homeowner that currently occupies the dwelling may qualify to obtain sub permits and perform the respective work. Please inquire by calling 892-5130 to speak with a member of our clerical staff.

▫ INSPECTIONS REQUIRED

- ◆ Footings, when applicable, before concrete is poured.
- ◆ Electrical rough in for groundwork, rebar grid and metal parts bonding before covering.
- ◆ Pool Barrier complete and approved prior to filling pool.
- ◆ Final Inspection prior to use. **Certificate of Completion** is required.

Excerpts from the Linn County Building Regulations, and the International Swimming Pool and Spa Code (ISPSC).

DEFINITIONS

BARRIER: A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

SWIMMING POOL: Any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, aboveground and on-ground swimming pools, hot tubs and spas.

BARRIER REQUIREMENTS

Application: Design of barriers is intended to provide protection against potential drowning and near drowning by restricting access to swimming pools, spas and hot tubs.

Outdoor Swimming Pool: Barrier shall comply with 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 the swimming pool. Maximum clearance between grade and the bottom of the barrier shall be 2 inches. The pool structure of an above ground pool may serve as the barrier or portion of the barrier. Where the barrier is 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.
2. Openings in the barrier shall not allow the passage of a 4-inch sphere.
3. Solid barriers, such as stone or masonry walls, shall not contain indentations or protrusions which could be used for climbing.
4. Where the distance between the tops of the horizontal members of a barrier is less than 45 inches, the horizontal members shall be located on the swimming pool side of the barrier. Spacing between vertical members shall not exceed 1.75 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches in width.
5. Where the distance between the tops of the horizontal members of a barrier is 45 inches or greater, 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.
6. Maximum mesh sizes for chain link fences shall be 1.75 inches square unless slats are installed and anchored in place which reduces the openings to not more than 1.75 inches.
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 1.75 inches.

8. Access gates shall comply with the requirements of items 1 – 7 above 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. Where the release mechanism of the self latching device is located less than 54 inches from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches from the top of the gate, and

8.2. The gate and barrier shall have no opening greater than 0.5 inch within 18 inches of the release mechanism.

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

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or

9.2. 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 located at least 54 inches above the threshold of the door; or

9.3. Other means of protection, when approved by the building official, such as self closing and self latching doors, shall be acceptable so long as the degree of protection afforded is not less than that stated above.

10. Where an above ground pool structure is used as a barrier or part of a barrier and the means of access is a ladder or steps, then:

10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

10.2. The ladder or steps shall be surrounded by a barrier meeting the requirements of items 1 – 9. When the ladders or stairs are secured, locked or removed, any opening created shall not allow the passage of a 4-inch diameter sphere.

Indoor swimming pool: All walls surrounding an indoor swimming pool shall comply with item 9 above.

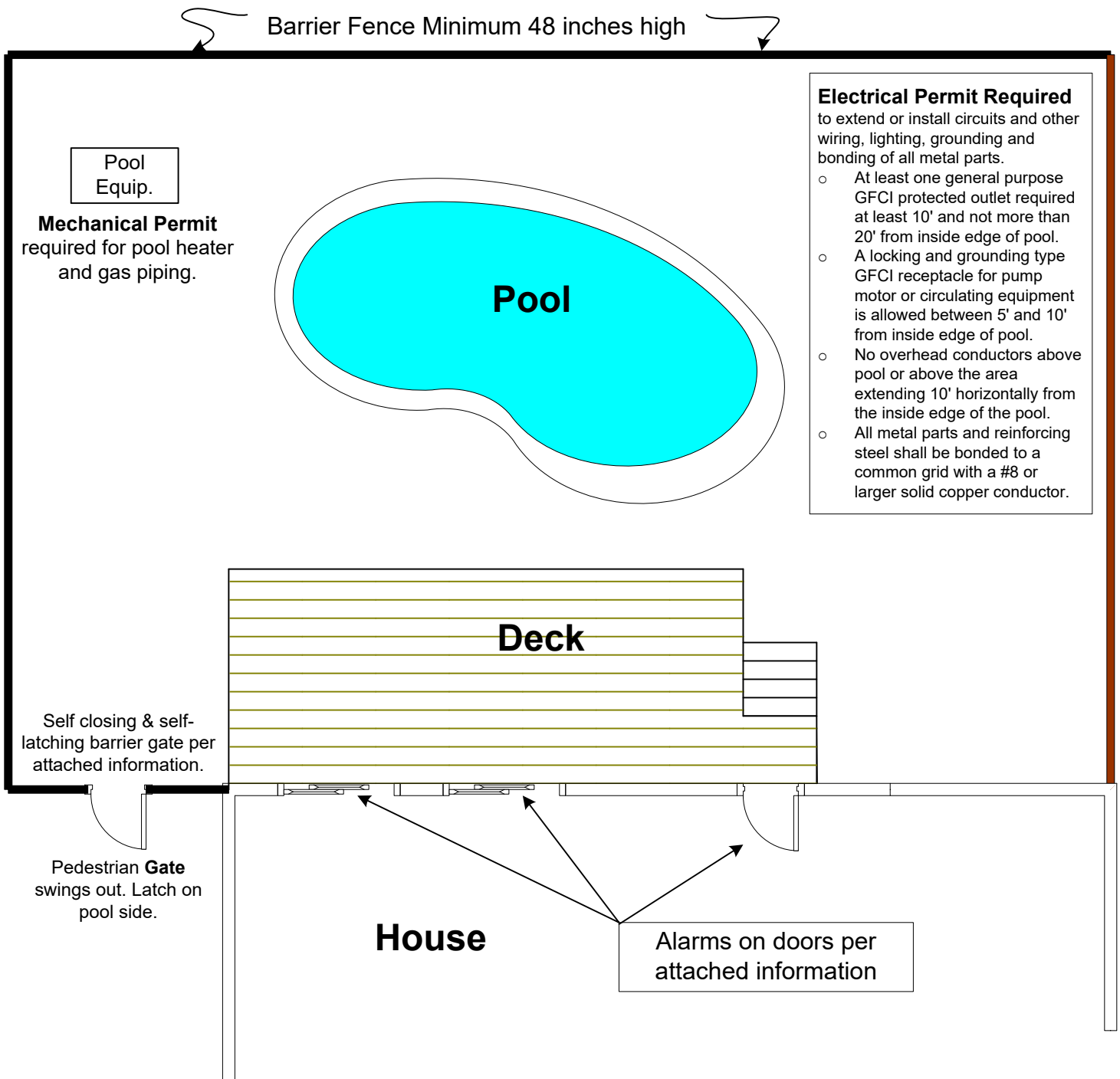
Prohibited locations: Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

Barrier Exceptions: Spas or hot tubs with a safety cover which complies with ASTM F 1346 shall be exempt from the barrier requirements listed above.

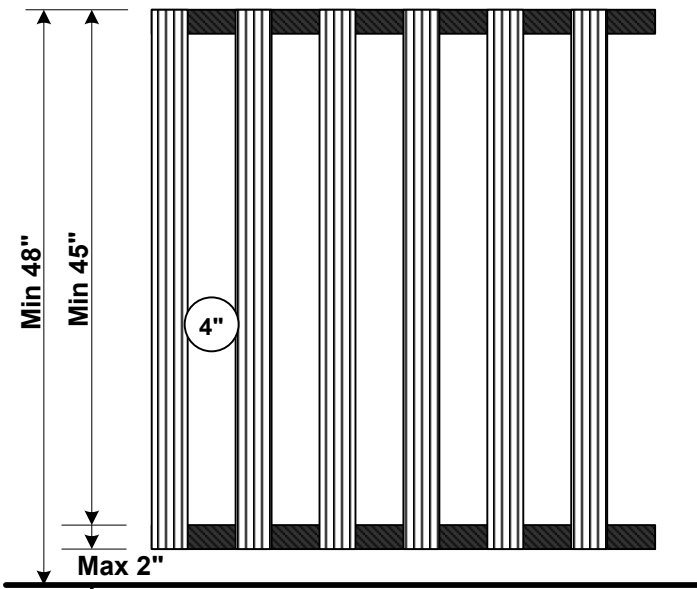
SUCTION OUTLETS

Suction outlets shall be designed and installed in accordance with APSP 7.

Illustration of an in-ground swimming pool installation and typical requirements. Does not cover all requirements. Above ground installation similar except that the pool structure may be used as a portion of the barrier. See attached information.

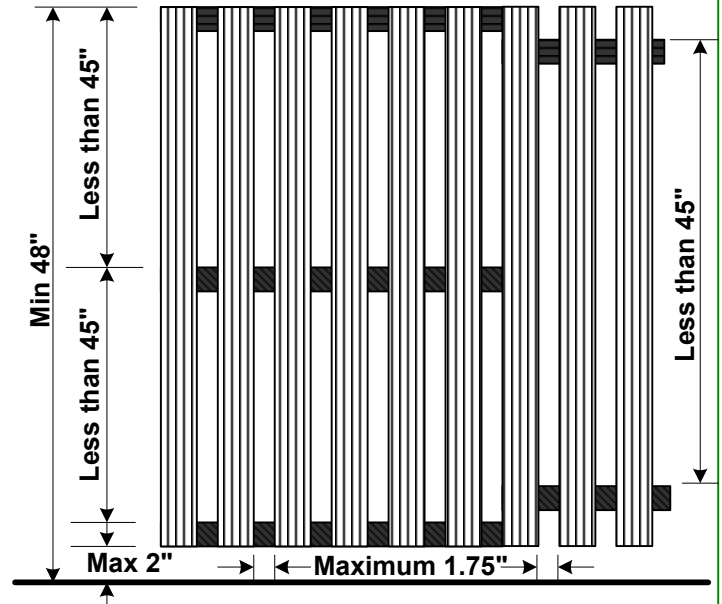


View of Pool Barrier Fence from Outside
 (The side of the barrier facing away from the pool)

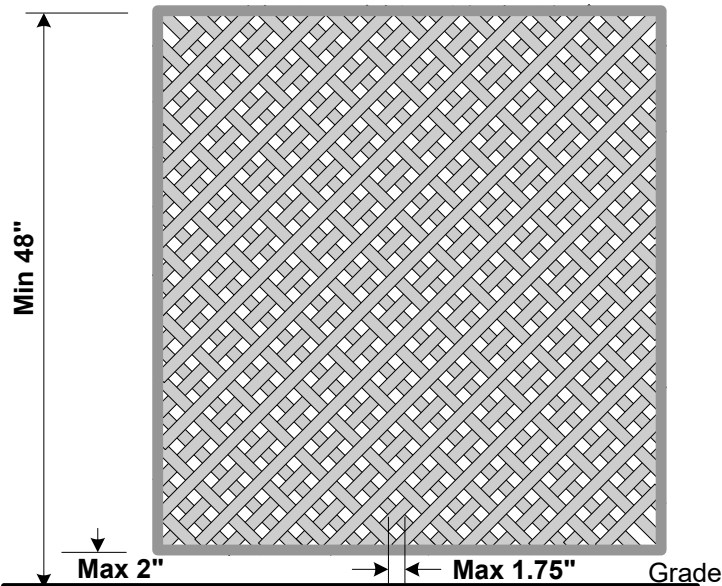


If the distance between the tops of the horizontal members is 45" or more, openings in the barrier shall not allow passage of a 4 inch diameter sphere.

View of Pool Barrier Fence from Outside
 (The side of the barrier facing away from the pool)

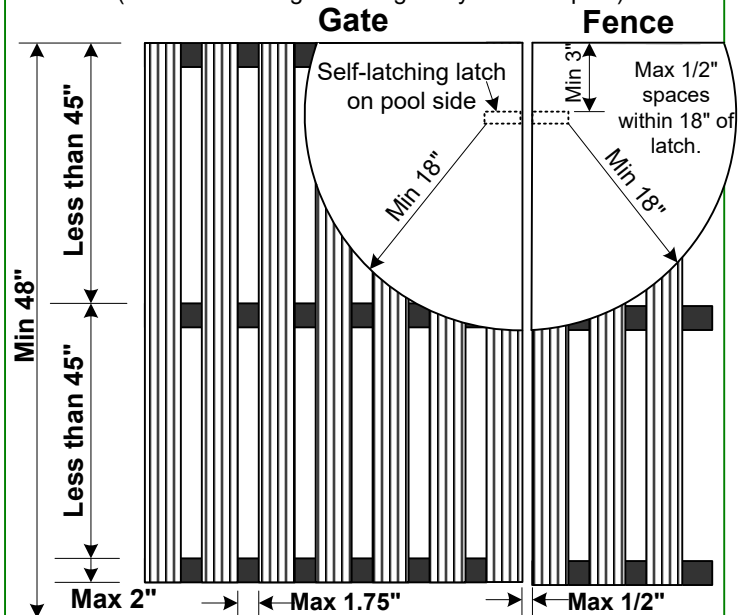


View of Pool Barrier Fence from Outside
 (The side of the barrier facing away from the pool)



- ❖ Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening shall not be more than 1.75 inches.
- ❖ Decorative cutouts in a solid fence or in vertical members shall not exceed 1.75 inches in width.

View of Pool Barrier Gate from Outside
 (The side of the gate facing away from the pool)



- ❖ Gate must be self-closing, self latching & swing out away from pool.
- ❖ The latch release mechanism must be on the pool side and have provision for locking.
- ❖ No opening greater than 1/2" within 18" of the release mechanism.