



Leo S. Lutz, Mayor
Sandra L. Duncan, Borough Council President

Robert L. Pfannebecker, Solicitor
Norman B. Meiskey, III, Borough Manager

CODE COMPLIANCE DEPARTMENT

Swimming Pool Permit Guide – Single Family Dwelling

Code Reference: 2006 International Residential Code – Chapter 41 and Appendix G.

“Swimming Pool” definition:

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

I. Permit Application Process:

When completing permit application complete the following:

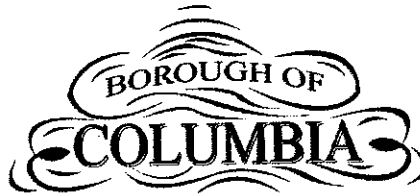
1. Check off the applicable work description boxes that apply such as, Swimming pool, In-ground or Aboveground, Mechanical and Electrical.
2. Indicate square footage of wood decking surrounding aboveground pool.
3. Dollar value of labor and material
4. Permit applicant must sign permit application

Submit the Zoning Permit and PA Uniform Construction Code fee. A plan review and inspection fee will also be determined and be paid prior to issuing a permit. Education fee is also included.

For In-Ground Pools: Submit two (2) copies of in-ground swimming pool plans, specifications and manufacturer’s information sheets indicating the following: pool dimensions, wall slopes, floor slopes, surface cleaning devices, pool decks, steps and ladders, diving/sliding boards, water supply, water treatment, drainage system, pool heaters, atmospheric vacuum relief system for pools with bottom drains, suction outlet fittings (cover) and accessory building(s). Accessory buildings include shower areas, dressing rooms, pool related equipment, and storage buildings with plumbing fixtures, mechanical equipment and electrical devices.

For AboveGround Pools: Submit two (2) copies of manufacturer’s information sheets and/or manufacturer’s installation instructions for any aboveground-prefabricated pool assemblies and pool equipment including pumps, filters, heaters, and aboveground pool ladders.

For All Pools: Submit four (4) site plans, which show pool and deck dimensions including distance from edge of water surface to property lines. Also, show location of all existing buildings and proposed buildings (include sheds, detached garages and accessory buildings), driveways, sidewalks, gas tanks, and overhead electric and communication cables. In addition, the lot area (the area contained within the entire property) and the lot coverage (the total area



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covered by all buildings, driveways, concrete pool deck, wood pool decking and other impervious surfaces) must be provided in square feet. See the attached "Sample" Typical Pool Site Plan, which includes information that must be shown on the submitted site plan as required by the Planning & Zoning Department.

Submit details for required fencing/barriers and pedestrian access gate latching, and alarms for doors and screen doors that are part of the house pool barrier.

An additional permit fee is required when constructing a deck 30 inches or more above grade. Submit structural framing plan of deck and stairs adjacent to pools for review and approval. Plans must accurately show structural framing that include footings, beam, post and joist layout, guardrails, stairways and handrails. Such decks may need design engineering.

II. Conditions to Consider That Affect Installation

Fencing/barriers for swimming pools shall be at least 48 inches above the finished grade at all locations. Maximum vertical distance between grade and the bottom of the barrier shall be 2 inches. Openings in the fencing/barriers shall not allow the passage of a 4-inch diameter sphere. Special requirements apply to chain-link fence, masonry walls and diagonal lattice.

Access gates shall swing out, and be self-closing and self-latching. Gate release hardware shall be at least 54 inches above bottom of the gate. Special requirements apply when the release mechanism is less than 54 inches.

Columbia requires temporary fencing 36 inches in height with adequate supports every 4 feet, which is to be installed when pool excavation begins, in order to prevent unauthorized entry and potential accidents.

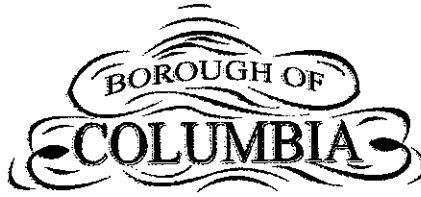
If the house is part of the fencing/barriers, all door(s) and/or screen door opening(s) in the pool area must be equipped with an approved UL listed alarm.

Pools with bottom drains are required to have atmospheric vacuum relief systems.

Gas piping systems shall be pressure tested by the responsible contractor who will submit a Gas Test Certification form to the Township upon completion of the work.

Electrical work shall be installed in accordance with the 2006 International Residential Code Chapter 41, Swimming Pools. Contact the Borough's Code Official for electrical code requirements such as:

1. Overhead wires and cable clearances
2. Underground wiring and/or conduit
3. Bonding of pool and wire mesh and/or rebar in concrete deck



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4. Wiring methods and insulated ground wire requirements
5. Receptacle locations
6. Light fixtures, switch locations and landscape lighting
7. Ground fault circuit interrupter protection for receptacles and equipment
8. Disconnect locations

III. Inspection Requirements:

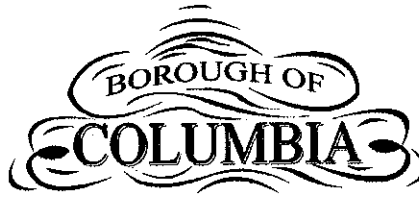
*Pools shall not be used until a Columbia Borough Code Official approves the Final electrical and Final Pool Inspections. A Certificate of Use and Occupancy will be issued upon approval of all required inspections.

In-ground Shot Crete require the following inspections:

1. Pool reinforcing and pool plumbing prior to placement of Shot Crete (All rebar and wire mesh must be properly supported).
2. Bonding requirements for pool equipment, light fixtures, metal accessories and concrete deck rebar, pool shell and wire mesh.
3. Underground conduit and wiring prior to backfill.
4. Underground gas piping pressure testing if applicable (Gas Test Certification Form must be submitted).
5. Final electrical – ground fault protected receptacle(s), light fixture(s), landscape lighting, pool pump motor, bonding of metal fencing and equipment and energy code requirements.
6. Final Pool – fencing/barriers, door alarms, access gate hardware operation and pool cover.

In-ground Metal Liner Panel Pools require the following inspections:

1. Pool footings and pool plumbing prior to placement of concrete (All rebar, wire mesh and steps must be properly supported).
2. Bonding of all metal parts within 5 feet of the inside walls of the pool including but not limited to rebar, light fixtures, ladders, handrails, pump motors, filters, heaters, and metal fencing.
3. Underground conduit and wiring prior to backfill.
4. Underground gas piping pressure testing, if applicable (Gas Test Certification Form must be submitted).
5. Final electrical – ground fault protected receptacle(s), pool pump motor, filter, heaters, light fixture(s), landscape lighting and bonding of metal fencing and equipment, energy requirements.
6. Final Pool – fencing/barriers, listed step assemblies (removable or fold-up locking type), access gate hardware operation, and pool covers.



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Aboveground Pools require the following inspections:

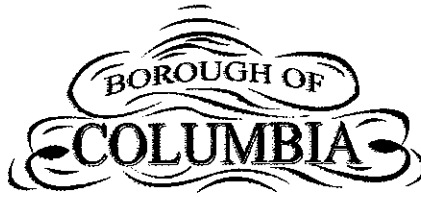
1. Bonding of all metal parts within 5 feet of the inside walls of the pool including but not limited to rebar, light fixtures, ladders, handrails, pump motors, filters, heaters and metal fencing.
2. Underground conduit and wiring prior to backfill.
3. Underground gas piping testing if applicable (Gas Test Certification Form must be submitted).
4. Deck post footings, if applicable (Prior to pouring concrete).
5. Framing of pool decking, stairs, handrails and guardrails, if applicable.
6. Final electrical – ground fault protected receptacle(s), pool pump motor, filter, heaters, landscape lighting and light fixture(s).
7. Final Pool – installation performed in accordance with the pool manufacturer's installation instructions, fencing or barriers, listed step assemblies (removable or fold-up locking type) and fencing/gate hardware operation.
8. Landscape screening (trees and/or shrubs) and setback requirements per the Township approved site plan, as required by the Planning and Zoning Department.

Zoning Requirements for Swimming Pools
Zoning Ordinance 1999, As Amended

1. No permanent structure shall be permitted without an operable, maintained, filtering system utilizing an approved method of treated water.
2. All swimming pools, which have the capability to contain more than twenty-four (24) inches of water, must be enclosed by a permanent fence that is at least four (4) feet in height. No fence will be required for aboveground permanent pools, which have sides four (4) feet above grade, and access to the pool can be secured, unless the Zoning Officer determines that conditions warrant greater safety measures. However, all aboveground permanent pools shall be screened by a landscape screen, which shall be composed of shrubs that have a minimum height of at least (4) feet, measured from the ground level, at the time of planting.
3. No structure, attached or adjacent to the pool shall be within five (5) feet of any property line, which shall be measured from the nearest water surface.
4. No structure shall be permitted between the building setback line and the street line.
5. An approved temporary construction fence shall be erected around the excavation site during construction of the pool and shall remain in place until the permanent fence is erected.
6. Water shall not be placed in a swimming pool until a permanent, approved fence has been erected and a Certificate of Use and Occupancy has been issued.

Incorporated 1814

Reincorporated 1866



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Additional General Zoning Requirements:

No structure(s) will be permitted to be placed in any easement (storm water or utility); this includes but is not limited to fences, playground equipment, sheds and gazebos. This applies to new and existing structures. (Subdivision Land Development Ordinance).

Accessory structures shall be at least 2 feet from the required property lines. (Zoning Ordinance Section).

Fences shall not be more than 6 ½ feet in height (Zoning Ordinance Section).

Questions?

If you need information on the setback lines for the property, or if you have any other questions related to the zoning ordinance please contact the Zoning & Planning Officer at 717-684-2467 ext. 215.