

Whitehall Township Swimming Pool, Spa and Hot Tub Code Guide



THIS IS A GUIDE ONLY!

YOU MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF THE ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). FOR DETAILED INFORMATION, PLEASE CONTACT THE TOWNSHIP AS ADDITIONAL REQUIREMENTS MAY PERTAIN TO YOUR SPECIFIC POOL, HOT TUB, OR SPA. FOR YOUR INFORMATION, PLEASE ALSO KNOW THAT ZONING REGULATIONS REGARDING POOL PLACEMENT ARE ALSO CONTAINED HEREIN AND ARE NOT PART OF THE IRC, NOR ARE THESE PROVISIONS APPEALABLE TO THE BUILDING CODE BOARD OF APPEALS. ALL ZONING ISSUES MUST BE ADDRESSED TO THE ZONING OFFICER.

For Fees, please refer to the "Current Fees" insert, based on Appendix "M" of the Whitehall Township Codified Ordinances, as amended.

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DEFINITION

Pools in this Code refer to all private pools. This includes any structure intended for swimming, recreational bathing or wading that is *capable* of containing water over twenty-four inches (24") deep. This also includes in-ground, above ground and on-ground pools; hot tubs, spas, fixed-in-place wading pools, inflatable and collapsible pools. Prefabricated swimming pools accessory to single family dwellings which are *less than* twenty-four (24) inches deep and do NOT exceed 5,000 gallons and are installed entirely above ground are *not* regulated herein. PLEASE NOTE THAT SIMPLY NOT FILLING A POOL THAT IS CAPABLE OF CONTAINING OVER 5,000 GALLONS AND 24" OR MORE IN WATER DEPTH TO CAPACITY, DOES NOT EXCLUDE IT FROM THESE REGULATIONS.

PERMITS AND PLANS REQUIRED

Permits: No swimming pool as defined herein or appurtenances thereto shall be constructed, installed, enlarged, altered or used until the required permits and inspections have been obtained from the Whitehall Township Bureau of Planning, Zoning and Development.

IT SHOULD BE NOTED THAT:

1. The application for building permit must be submitted by the contractor or their agent. Only when the property owner is doing the actual installation of the pool may they sign the permit application as the applicant. This is the Township's way of assuring that the permit is issued to the person directly responsible for the work being done, and as well, Pennsylvania State Law requires all contractors to provide proof of Workmen's' Compensation Insurance Coverage when applying for building permits, to protect the property owner if an accident should occur during construction. Furthermore, when work is done in violation of Township Ordinances, the permit applicant is prosecuted (so if the homeowner has taken that responsibility for the contractor, *they* will be prosecuted, NOT the contractor). If separate contractors are being used (i.e. one for the pool, another for the deck or for the fence) separate permits must be secured.
2. Building and Electrical Permits are required. However, no separate fencing permit is required when installed in conjunction with the erection of a swimming pool, unless the fencing is being installed by a different contractor other than the one installing the pool.

Plans: Plans shall accurately show the dimensions of all structures, proposed and existing, as well as construction type and materials of the pool and all appurtenances relating thereto. A detailed plot plan, indicating all existing and proposed structures will also be required to be submitted, which accurately reflects the proposed distances to all property lines. Plans must also detail the type of barrier proposed to enclose the pool; including ladder & stair enclosures, gates, door alarms where required, etc.

TEMPORARY ABOVE GROUND STORABLE POOLS

DEFINITION

Those pools regulated under the Pennsylvania Uniform Construction Code, as amended, which are above ground, non-permanent pools, inflatable or otherwise, that are constructed to be disassembled and reassembled to their original integrity on a seasonal (5 months or less) basis.

LOCATION

1. Pool must be erected and removed completely within the same swimming season, and in no case shall be permitted to exist for more than five (5) months from the date of issuance.
2. Pool may situate not less than three (3) feet from all side and rear property lines. No pool may be located within a front yard setback.
3. Pool must adhere to all applicable enclosures, inspection and safety requirements as established in the Pennsylvania Uniform Construction Code, as amended.
4. Permits must be applied for each swimming season prior to the installation of the pool.



INSPECTIONS

All pools, spas and hot tubs require inspections. An electrical inspection must be performed prior to the covering or concealing of any electrical work servicing the pool. A FINAL building inspection is required PRIOR to using the pool. **Please know that if a deck is constructed with the pool, additional inspections will be required.** For specific information, contact the Development office, or call the Township's inspection agency, Keycodes Inspection Agency at 610-866-9663.

PLEASE REMEMBER THAT UNLESS AND UNTIL THE PROPER FENCING/BARRIER AND SELF LATCHING GATES ARE INSTALLED AND PROPER INSPECTIONS HAVE BEEN PERFORMED BY TOWNSHIP PERSONNEL, YOU MAY NOT USE THE POOL FOR SWIMMING PURPOSES. NO POOL IS CONSIDERED COMPLETE AND APPROVED FOR USE UNTIL THE FINAL INSPECTION HAS BEEN PERFORMED AND THE POOL IS APPROVED FOR USE. THEREFORE, IT IS IMPERATIVE THAT THE FINAL INSPECTION HAS BEEN DONE.

LOCATION (ZONING REGULATIONS)

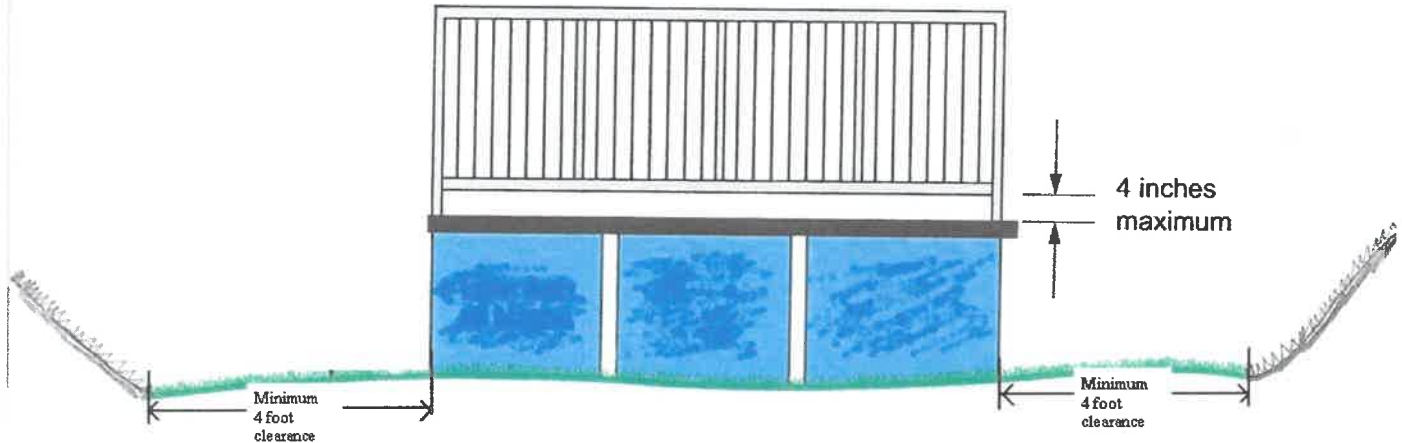
According to the Whitehall Township Zoning Ordinance, all swimming pools must be located not less than six (6) feet from all property lines, and not less than ten (10) feet from any alley. This distance is measured from the right of way, not the curb line. In addition, no swimming pool may be located in a front yard, or in *any* yard that abuts a street. NO pool (temporary, above ground or inground), deck, or fencing shall be permitted to be located within any easement area assigned to Whitehall Township or in a flood hazard area as identified by the Federal Emergency Management Agency (FEMA). Please contact the Zoning Officer for further determinations regarding required setbacks for your individual lot. (See attached sample plot plan – page 15 - for more information).

BARRIERS/FENCING (see attached drawings for additional information)

An outdoor swimming pool, including an on-ground, in-ground or above ground pool, hot tub or spa shall be provided with a barrier. **Please know that per Township Ordinance the pool structure alone can NOT serve as the barrier.** For additional information please refer to the appropriate code or contact Keycodes Inspection Agency. This barrier shall comply with the following minimum requirements:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level or mounted on the top of the pool structure. Where the barrier is mounted on top of the pool structure, it shall be a minimum of 24 inches (609.6 mm) in height, and the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
(Whitehall Township Ordinance 2924)
2. Openings in the fencing or barrier shall not allow passage of a 4-inch diameter sphere.
3. Solid barriers, which do not have openings, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

ELEVATION Above ground pool



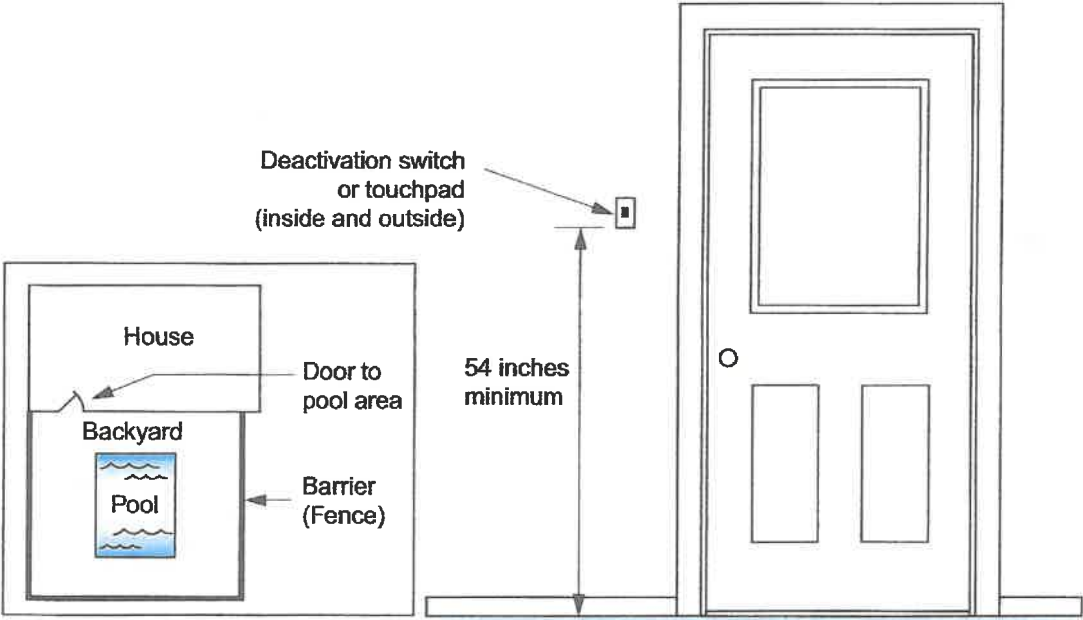
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, 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 size for chain link fences shall be a 2.25 inch square unless the fence has slats fastened at the top or bottom which reduce 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 be no more than 1.75 inches.
8. Where the barrier for an above ground pool structure is mounted on top of the pool structure, and the means of access is a ladder or steps:
 - The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - The ladder or steps shall be surrounded by a barrier which meets the requirements of section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch diameter (102 mm) sphere.

(Whitehall Township Ordinance 2924)

- 9. Said barrier or fencing shall be a minimum of four (4) feet; but shall not exceed six (6) feet in height, except when mounted on above ground pool.
- 10. **Dwelling Unit as a Barrier.** Where a wall of a dwelling unit is proposed as part of the barrier/enclosure, the following shall apply:

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 are opened. The alarm must be listed and labeled per UL 2017. The alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds immediately after the door and/or its screen is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door. (see below)

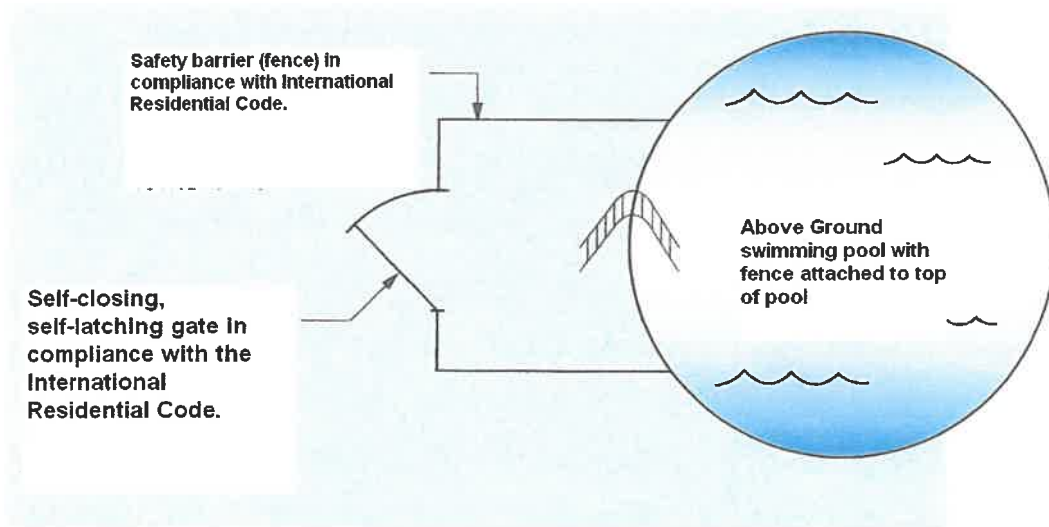
Please note that there are additional regulations pertaining to these alarms, with respect to type and sound. Again, this document is intended to be a guide only. For more information please contact the Township.



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

12. **Barrier Exception.** Hot tubs or spas with an approved safety cover which complies with ASTM F 1346 may be exempt from this section, with approval of the code inspector. These following specifications are representative of SOME of the requirements found in this standard (ASTM F 1346):
- A. There should be a means of fastening the safety cover such as a key or combination lock or similar device that will prevent children from removing or operating the cover;
 - B. The cover should have a label that provides a warning and message regarding the risk of drowning;
 - C. The cover should have been tested to demonstrate that it is capable of supporting the weight of one (1) child *and* one (1) adult;
 - D. There should be no openings in the cover itself or at any point where the cover joins the surface of the hot tub or spa that would allow a child's head to pass through;
 - E. Covers are to be installed according to manufacturer's specifications.
13. **Gates.** Access gates shall comply with the requirements of this Code, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open out wards away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall 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 shall be located on the pool side of the gate at least three (3) inches below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch within 18 inches of the release mechanism.

Enclosure/Barrier Examples:



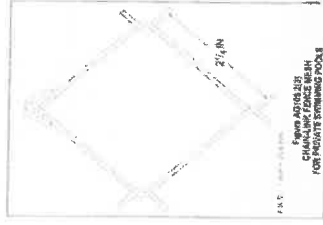
Barriers, Fences & Gates



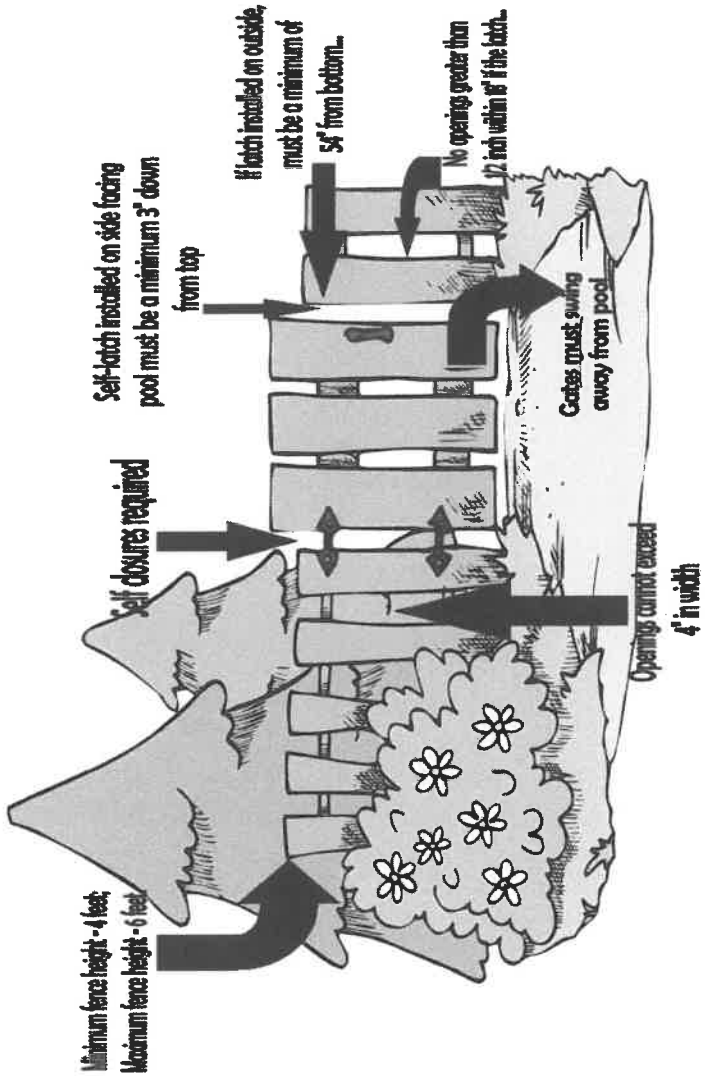
Lattice fencing cannot have openings greater than 1.75 inch....



If the house is to be used as part of the barrier, any doors leading to the pool area must be properly secured, which includes, but may not be limited to the installation of the required alarm systems.



Maximum mesh size for chain link fences shall be a 2.25 inch square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches.



This type of fencing is not permitted.....obviously.....

ELECTRICAL INFORMATION (see attached drawing for additional information)

General: The construction and installation of electrical wiring for equipment in or adjacent to swimming pools, and to all appurtenances thereto shall comply with Chapter 42 of the International Residential Code.

Overhead Conductor Clearances. The following parts of pools and outdoor spas and hot tubs shall **not** be placed under existing service-drop conductors or any other open overhead wiring; nor shall such wiring be installed above the following:

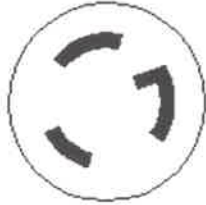
1. Pools and the areas extending 10 feet horizontally from the inside walls of the pool;
2. Diving structures; or
3. Observation stands, towers, and platforms.

Underground Wiring. Underground wiring shall not be installed under or within the area extending five (5) feet horizontally from the inside walls of pools and outdoor hot tubs and spas except where the wiring is installed to supply equipment for same.

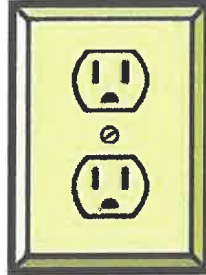
Receptacles.

1. **Location.** A single, locking and grounding type receptacle which is protected by ground fault circuit interrupters and run in conduit, is required for the pump motor. This must be at least six (6) feet from the inside walls of the pool. *NO* receptacles shall be located within *six* (6) feet of the inside walls of the pool.
2. **Where Required.** At least one 125 volt 15 or 20 ampere convenience duplex receptacle supplied by a general purpose branch circuit shall be located a minimum of six (6) feet from and not more than 20 feet from the inside walls of the pool. This receptacle shall not be located more than 6 feet, 6 inches above the floor, platform or grade level serving the pool, spa or hot tub. This receptacle must have an in-use cover. Pool pump receptacle shall be mounted on a post, usually 4" x 4" pressure treated.
3. **GFCI Protection.** All receptacles located within 20 feet of the inside walls of the pool, spa or hot tub shall be protected by a ground fault circuit interrupter, protected with an in-use cover.
4. All receptacles installed in wet locations shall have in-use covers.

RECEPTACLE EXAMPLES:



Single Twist Lock Receptacle



Duplex Receptacle

Conduit Burial. Unless an exception applies, all conduit must be buried a minimum of 18 inches, and electrical *rigid* conduit ONLY is permitted (PVC or metal), no EMT (Electrical Metallic Tubing) or Aluminum. Black, white, and green #12 THHN/THWN minimum should be installed inside the conduit.

Certifications. All pool, spa and hot tub equipment must have UL or other national recognized testing laboratory approval. Any pool equipment without such a rating is not permitted, and any pool equipment altered by consumer or contractor will violate the national rating and will NOT be acceptable.

Grounding and Bonding. All equipment shall be properly bonded and grounded as required by this Code and all other applicable codes, including but not limited to Chapter 42 of the International Residential Code:

- Pool motor must be bonded with #8 solid copper wire
- If the ladder is metal, it must also be bonded to the pool
- All metal within 5 feet of the inside wall of the pool shall be bonded to the pool with #8 solid copper.
- Bonding connectors shall be stainless steel, brass, copper or alloy.
- Equipotential plane must be installed, and may be #8 Bare Solid Copper 18"-24" from pool, 4"-6" below grade, and attached to pool in four locations.
- Pool water must be bonded with a minimum conductive surface area of 9 square inches. Bond to #8 solid copper bond system.

Pool Pump. Shall have maximum 3 foot cord with a twist lock plug factory installed.

Switching Devices. Switching devices shall be located not less than 5 feet horizontally from the inside walls of pools, except where separated from the pool, spa or hot tub by a solid fence, wall or other permanent barrier.

Disconnecting Means – E 4103.3. An accessible disconnecting means shall be provided and located within sight from all pools, spas, and hot tub equipment, and shall be located not less than 5 feet from the inside walls of the pool, spa or hot tub.

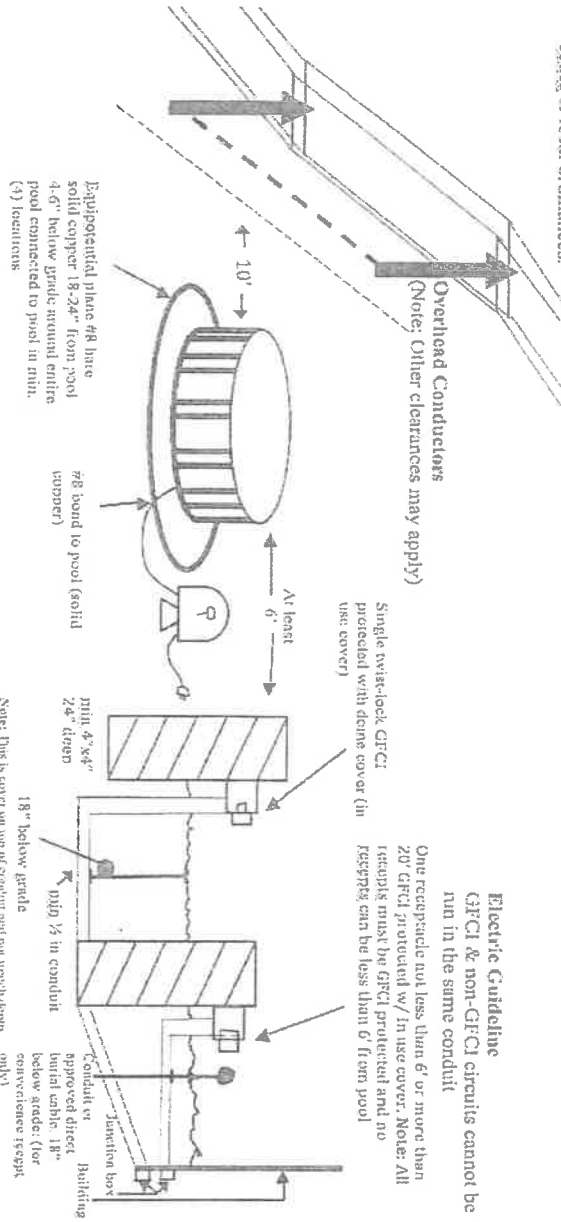
Time Switches – N 1103.8.2. Time switches that can automatically turn heaters and pumps off and on to a pre set schedule shall be installed on swimming pool heaters and pumps.

ALSO NOTE:

ALL POOLS SHALL BE REQUIRED TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT WITH RESPECT TO ANTI-ENTRAPMENT DEVICES.

ELECTRICAL REQUIREMENTS

Note: This drawing is intended to aid in the wiring of your pool. It is not a guarantee that the inspection will pass and does not relieve you of compliance with the applicable codes or local ordinances.

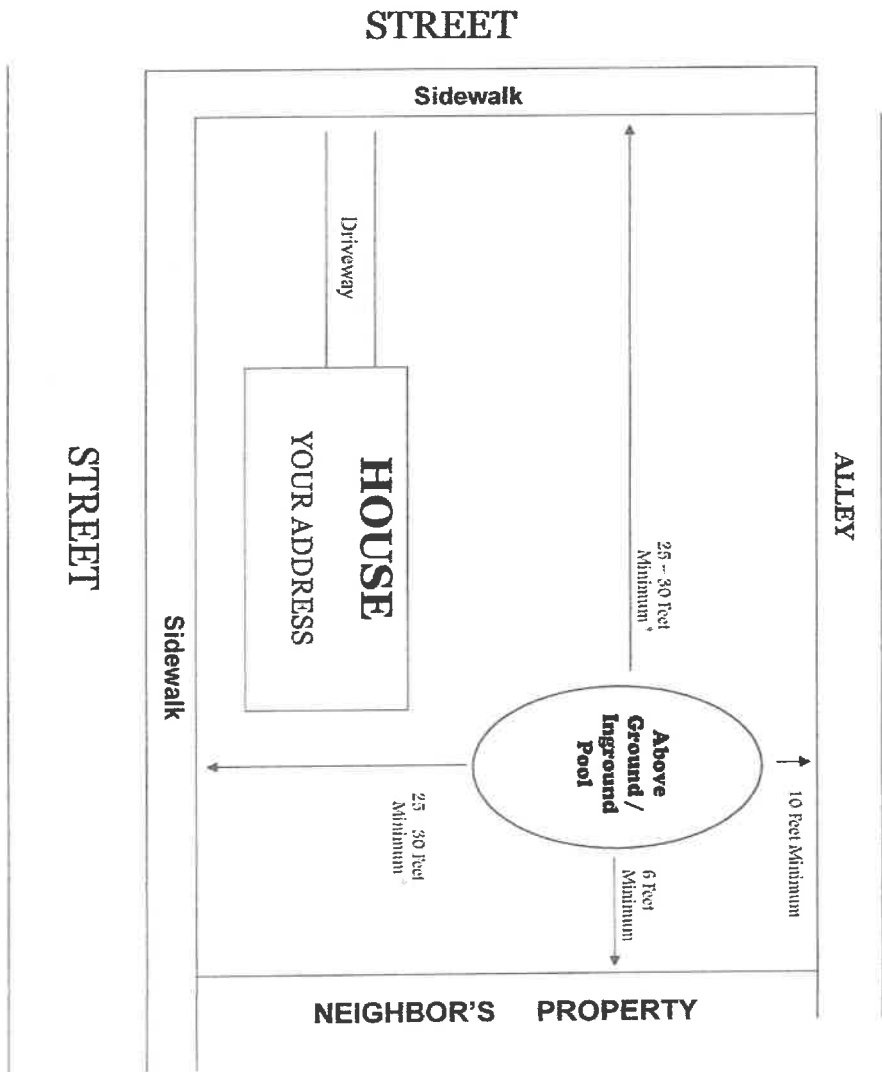


Keystone Code Consulting and Enforcement



For more information, permit forms and contact information, please visit the Township's website at: www.whitehalltownship.org

PLOT / SITE PLAN REQUIREMENTS



PLAN MUST SHOW ALL PROPERTY LINES

MINIMUM DISTANCES

- To another property line – 6 Feet
 - To any alley – 10 Feet
 - No pool can be located in a front yard (any yard that abuts a street). Contact the Zoning Officer to determine what the setback must be.*
 - Plan must include ALL right of ways or easements encumbering your lot.
 - All other structures on property must also be shown on the plan (i.e. shed, deck, fence, garage, etc.)
 - The pool size, type of fencing and any proposed deck must be shown, as well as any gates, closures, or alarms is required.
- * Minimum setback distances vary depending on the zoning district in which you reside. Any questions please contact the Zoning Officer.

REMEMBER

You MUST call PA One Call (8-1-1) 3 days before any excavation!

Fees for Swimming Pools & Hot Tubs

Above Ground Pools and Hot Tubs:

Building Permit: \$ 124.50 PLUS deck permit fees for free-standing decks not part of pool structure

Electrical Permit: \$ 124.50

Inground Pools:

Building Permit: \$ 184.50

Electrical Permit: \$ 179.50

Temporary/Removable Above Ground Pools:

Building Permit: \$ 69.50 per season

Electrical Permit: \$ 74.50

NOTE: Fees subject to change without notice