

**FINDLAY TOWNSHIP BUILDING INSPECTION DEPT.**  
**724-695-0500**

**RESIDENTIAL SWIMMING POOLS**

**Permit application submittal requirements**

(As per the 2018 International Swimming Pool & Spa Code)

**NOTE: A building permit is required for all in-ground pools, above ground pools (including inflatable pools) and hot tubs and spas with a water depth of more than 24 inches.**

**THE FOLLOWING PERMIT FORMS AND INFORMATION MUST BE SUBMITTED WITH ALL SWIMMING POOL APPLICATIONS:**

**POOL AND BARRIER DRAWING**

All building permit applications for swimming pools shall be accompanied by a plan view (overhead view) drawing showing the pool and the location of all barriers (fences & gates) and mechanical equipment (filter pumps, heaters, etc.) associated with the pool. The required pool and barrier drawing is separate from, and in addition to, the plot plan required with the Use-By-Right application form (see “Permit Application Forms” below). The height and opening dimensions of all barriers and gates shall be provided on the drawing. Indicate the direction of swing of all gates (all gates must swing outward away from the pool). The location of all stairs and access gates shall be indicated. If a wall of a residence forms part of the pool barrier, include the residence walls in the plan view and indicate the location of all doors and windows that give access directly from the residence to the pool area. **A drawing, picture, or catalog page showing the exact type of barriers and gates shall be furnished with the permit application.**

**PERMIT APPLICATION FORMS:**

In order to install an above ground or in-ground pool, you must submit a **Building Permit Application**, and a **Use-By-Right (Zoning) Permit Application**. The Use-By-Right Permit Application must be accompanied by a **Plot Plan (survey)** of your property. You must draw the proposed location of the pool (approximately to scale) on the plot plan. Include the distances from the pool to the rear and side property lines on the plot plan. **All swimming pools and swimming pool decks must be located a minimum of ten (10) feet from all property lines. Pools are not permitted within any front yard, side yard, easement or right-of-way. It is the property owner’s responsibility to determine the location of the property line.**

**SWIMMING POOL FENCING AGREEMENT:**

Applicants for a swimming pool permit will be provided with a swimming pool fencing agreement form from the Findlay Township Building Inspection Department. This form consists of the fencing requirements for residential swimming pools in Findlay Township. The fencing agreement shall be signed by the homeowner and submitted with the Building Permit application. You may wish to make a copy of the agreement for your records prior to submittal of the permit application.

**CONTRACTORS WORKER’S COMPENSATION INSURANCE INFORMATION**

A copy of the contractor’s Worker’s Compensation Insurance Certificate shall be provided to this office with all Building Permit applications. Contractors may fax Worker’s Compensation forms to Findlay Township Building Inspection Department at 724-695-1700. If the contractor is

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a sole proprietor or the homeowner is performing the work, a Workers Compensation Insurance coverage exemption form must be completed and submitted with the building permit application. Workers Compensation Insurance coverage exemption forms may be obtained from the Findlay Township Building Inspection Department.

**PERMIT FEES:**

**Above ground pool- \$4.50** (PA Uniform Construction Code Fee only)

**In ground pool = \$59.50** (\$30.00 for bldg. Permit + \$25.00 for Use-By-Right + \$4.50 UCC Fee)

**\*\*See Page 3 if a deck is to be installed around the pool**

**GENERAL SWIMMING POOL BARRIER REQUIREMENTS**

(The following is a summary of the 2018 ISpsc barrier & gate requirements.)

**FENCES/BARRIERS**

1. The height of the fence must be at least 4 feet (measured from the adjacent ground level, within 3 feet (3') to the top of fence on the side that faces away from the pool).
2. Ground clearance between the bottom of the fence and the finished ground level shall not exceed 2 inches on surfaces that are not solid and 4" on solid surfaces.
3. **The size of the openings permitted in the fence depends on how the fence is constructed (please read carefully)**
  - Where the fence 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.
  - Where the fence is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between the vertical members shall not exceed 4 inches.

**WALL OF DWELLING USED AS PART OF BARRIER**

A dwelling unit wall that serves as part of a barrier shall comply with the following:

1. Operable windows with a sill height of less than 48" above the indoor finished floor and doors with direct access to the pool through the dwelling unit wall shall be equipped with an alarm which produces an audible warning when the door, window or their screens are opened.
2. The alarm shall be listed in accordance with UL 2017.

**GATES**

1. Gates must swing outward away from the pool and be self-closing and self-latching.
2. The height of the gate must be at least 4 feet (measured from the ground level or walking surface adjacent to the gate on the side that faces away from the pool).
3. Ground clearance between the bottom of the gate and the finished ground level or walking surface shall not exceed 2 inches.

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4. Permitted opening sizes in gates: **The size of the openings in the gate depends on where the latch mechanism is mounted on the gate (please read carefully).**
  - If the latch is mounted on the outside of the gate (away from the pool), the release mechanism must be located at least 54 inches above the adjacent ground or walking surface on the outside of the gate and the spaces in the gate shall not exceed 4 inches.
  - If the latch is mounted on the inside of the gate (towards the pool), the release mechanism must be at least 3 inches below the top of the (minimum 4 ft. high) gate **and the gate and the fence within 18 inches of the release mechanism shall have no opening greater than ½ (one-half) inch.**
5. Gates shall not swing over stairs leading to the pool. A landing must be provided at the top of stairs equal to the gate width plus 18” in the direction of travel.

**DECKS FOR ABOVE GROUND POOLS**

**A Building Permit is required for all decks. Above ground pools and pool decks may be included on the same permit application. If you are planning to build a deck for an above ground pool, this must be indicated on your permit applications. Permit submittal requirements for decks are available from the Findlay Township Building Inspection Department.**

**REQUIRED POOL INSPECTIONS:**

When your pool permit application has been approved, you will receive a Building Permit placard with the required inspections listed on the back of the placard. **Electrical inspections for all pools shall be performed by a third party electrical inspection agency that is registered with the PA Dept. Of Labor & Industry.** All other inspections will be performed by the Findlay Township Building Inspection Department. The required pool inspections are as follows:

Electrical Inspections

1. Bonding Inspection. Bonding inspection shall be performed prior to pouring concrete to verify all metal parts of the pool are bonded (connected together). This includes reinforcing bars in concrete pool walls, bottom and deck; diving boards, ladders, handrails, fixtures for pool lights, electrical conduits and metal fences.
2. Final Electrical Inspection (Required for both above-ground and In-ground pools).

Building Inspections

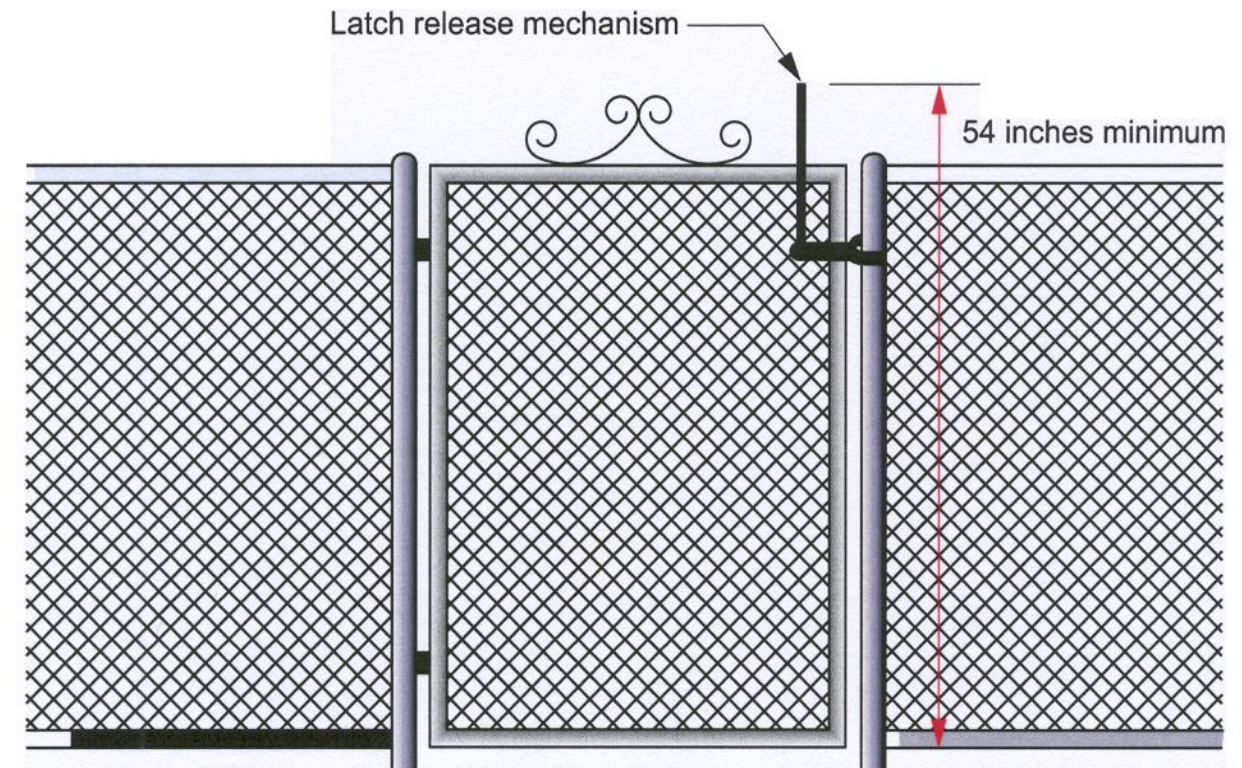
1. Gas line (if applicable)- after pipe is in place and prior to backfill (all pools)
2. Final Inspection (all pools). Includes inspection of barriers and gates and all mechanical equipment. (Call for final Bldg. Inspection after Final Electrical Insp. Is passed)

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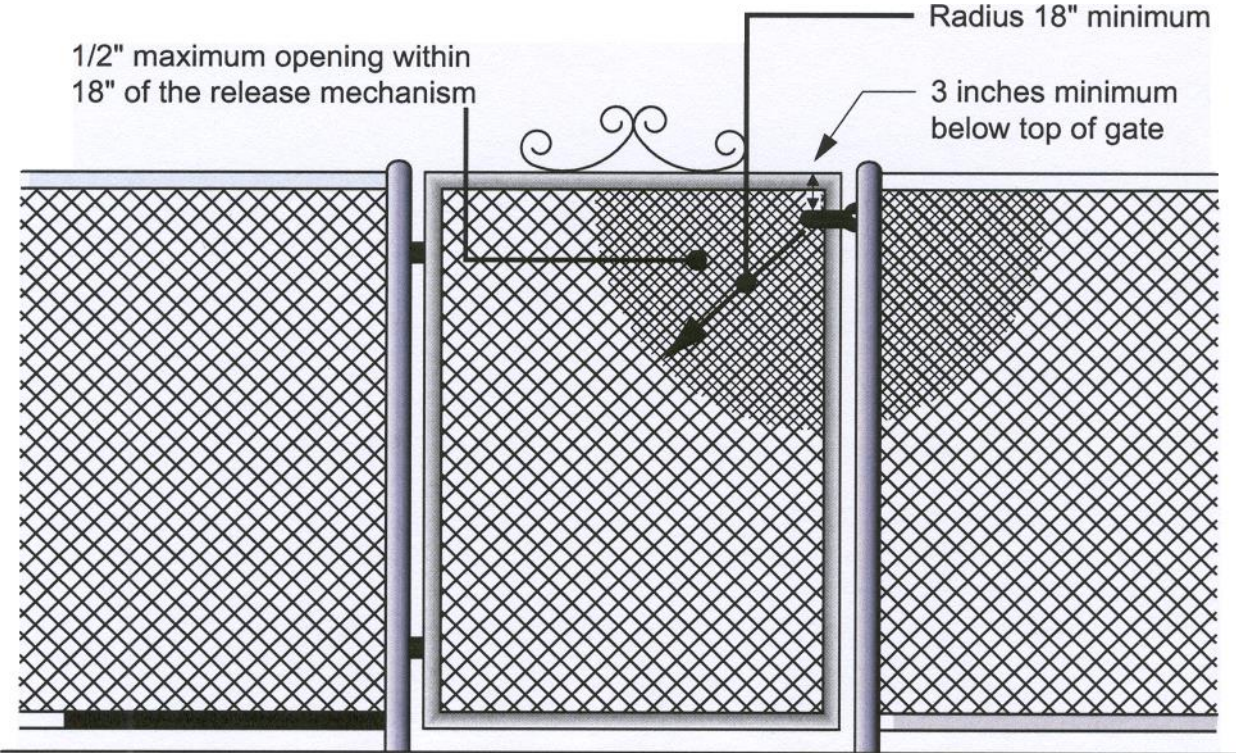
**SWIMMING POOL GATES AND GATE LATCHES (PLEASE READ CAREFULLY)**

- 1. Gates shall open outward away from the pool.**
- 2. Gates shall be (at least) 48 inches high measured from the walking surface on the side of the gate facing away from the pool. A landing is required at the top of stairs at least 36" in the direction of travel.**
- 3. Gates are to be self-latching and self-closing (they shall swing shut and latch on their own).**
- 4. The release mechanism for the latch shall (EITHER):**
  - A. Be located on the pool side (inside) of the gate at least 3 inches below the gate top and there shall be no openings greater than 1/2 inch within 18 inches of the mechanism**
  - (OR)**
  - B. The release mechanism may be on the outside of the gate if it is mounted at least 54 inches above the bottom of the gate.**

**ACCESS GATE RELEASE MECHANISM HEIGHT REQUIREMENT  
FOR LATCHES MOUNTED ON OUTSIDE OF GATE**



**ACCESS GATE RELEASE MECHANISM HEIGHT REQUIREMENT AND  
BARRIER OPENING LIMITATIONS FOR LATCHES MOUNTED ON INSIDE OF  
GATE**



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**FENCING AGREEMENT FOR A SWIMMING POOL PERMIT**

To property owners of \_\_\_\_\_  
(Address)

Following are the barrier requirements for Private swimming pools. By signing this form, you are confirming that you have read these requirements and will comply with them.

**Common to all fences**

1. **A continuous fence will enclose the pool. The fence shall be at least 48 inches high above the ground measured on the side of the fence facing away from the pool.** The walls of a building on the property may serve as fencing.
2. There will be no more than 2 inches of space between the bottom of the fence and the ground.
3. Fences, whether solid or with openings, shall not contain indentations, openings or protrusions which would provide foot and hand holds for climbing.
4. No fence shall be located so as to cause permanent structure or equipment to be used to climb the fence.
5. Openings in the fence shall never exceed 1 ¾ and/or 4 inches (see next section).

**Fences other than Chain Link, Wire or lattice (TYPICAL WOOD CONST.)**

Fences made up of horizontal and vertical members shall have the following design:

1. **Fences that have horizontal members with the tops of the members less than 45 inches apart shall have such members on the pool side of the fence and the spacing between the vertical members shall not exceed 1 ¾ inches in width.**
2. **Fences that have horizontal members with the tops of the members 45 inches or more apart shall have the vertical members spaced so that a 4 inch sphere will not fit through the spaces (the spaces must be less than four inches).**

**Chain Link and Wire Fences**

Standard chain link and wire fences have openings that are too large to meet the requirements and, thus, allow for toe holds that permit climbing. A chain link or wire fence must, therefore, have slats fastened at top or bottom woven through the fence to reduce the openings to no more than 1 ¾ inches.

**GATES AND GATE LATCHES (PLEASE READ CAREFULLY)**

1. **Gates shall open outward away from the pool.**
2. **Gates shall be (at least) 48 inches high measured from the walking surface on the side of the gate facing away from the pool**
3. **Gates are to be self-latching and self-closing (they shall swing shut and latch on their own).**
4. **The release mechanism for the latch shall be located on the pool side (inside) of the gate at least 3 inches below the gate top and there shall be no openings greater than ½ inch within 18 inches of the mechanism**  
(OR),  
**The release mechanism may be on the outside of the gate if it is mounted at least 54 inches above the bottom of the gate.**

**Lattice Fences**

Lattice fences shall have openings no greater than 1 ¾ inches.

**Walls of Structures Used as Fencing**

When walls and windows of your house or accessory buildings are used as fencing for the pool, ALARMS are required on all doors and windows in those walls that lead into the pool area when there is no approved fence between the door and the pool.

The alarms shall:

1. Produce an audible warning when the door or its screen door is opened.
2. Sound continuously for at least 30 seconds immediately after the door is opened.
3. Have at least a sound pressure reading of 85 dBA at 10 feet and the sound will not be able to be confused with other alarm sounds in the house.

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- 4. Automatically reset.
- 5. Be equipped with manual means to deactivate it temporarily for no longer than 15 seconds for a single door opening. The deactivation devices shall be mounted at least 54 inches above the threshold of the door.

Exception: The alarms are not required if your pool is provided with an approved power safety cover (in compliance with ASTM F1346).

Property Owner's Name (Please Print) \_\_\_\_\_  
Signature of Owner: \_\_\_\_\_  
Date Signed: \_\_\_\_\_