



Permit Submittal Requirements: Swimming Pool and Spa

Purpose:

The following dissemination of information serves as a guide for obtaining a building permit for a Residential swimming pool on a one- or two-family lot and / or commercial swimming pool. **A building permit shall be obtained prior to any land disturbance, installation, or construction.**

Homes Served by a Private Septic System

If the home is served by a private septic tank system, Dekalb County Environmental Health must approve the location of in ground or above ground swimming pools on a lot before a permit can be issued by the City of Stonecrest. Proof of approval by Dekalb County Environmental Health must be attached to the submitted building permit application. Information and forms can be obtained by calling Dekalb County Environmental Health at (404) 508-7900.

Submit a "Swimming Pool Location Plan" for approval by the City of Stonecrest

Location Plan.

The location plan shall provide information for verification of compliance with regulations, ordinance related to rear yard location, setbacks, clearance from utility easements, zoning buffers, impervious setbacks from the streams, rivers, and other tributaries.

The plan shall be to a scale that is legible and show the lot boundaries, location of the existing home and driveway, easements, streams, buffers, impervious square footage, location of the proposed pool, its protective barriers, decking and pumps and all distances labeled to property lines.

A copy of the final plat showing lot dimensions is available from the Deed Records Office of the Clerk of Superior Court, 556 North McDonough St Decatur Ga 30030.

Pools and associated structures such as decking (wood concrete etc.) pumps, diving boards cannot be located on vacant lots or in easements.

They must be in the rear yard, at least 5 feet from any side or rear property line. Encroachments within buffers shall not be approved.

Protective Barriers and Enclosures: In ground pools must have at least a (4) four-foot-high protective barrier surrounding the pool.

Barrier Openings and Access Protection: Openings in any barrier shall not allow the passage of a (4) four-inch diameter sphere. All access gates to the pool shall be self-closing & self-latching and shall be equipped with a locking device a minimum of 54 inches above grade.

Walls of a Dwelling:

May serve as part of the required barrier with either option as follows:

1) If all doors accessing the pool from the wall are equipped with an audible warning device, sounding for at least (30) thirty seconds, when the door and its screen are opened.

2) If the pool is equipped with a power safety cover that complies with ASTM F 1346-1991.

Complete the building permit application and the residential swimming pool

Owner Affidavit:

Swimming Pool Site Plan

Site plan required for building permit issuance.

The site plan must be approved prior to the issuance of a building permit for a pool. A site plan is submitted for development review to ensure that the rear yard location and accessory structure setback requirements are met and that easements are kept clear of encroachments.

A site plan does not have to be drawn by a surveyor or engineer. However, it shall be drawn to a measurable and legible scale. A site plan serves as document indicating location constraints on a lot.

A site plan shall provide information on the plan (as applicable):

- a) Boundary lines of the lot with distances.
- b) Location and names of all abutting streets or other streets of right of way.
- c) Minimum required front building setback lines with dimensions.
- d) Minimum required (5) five-foot accessory structure setback from side and rear property lines.
- e) Self – closing and self-latching gate equipped with a locking device.
- f) Pump equipment structures and decking.
- g) Height, type, and location of required pool fencing.
- h) Septic tank and drain field (if applicable).
- i) The approximate outline of all buildings, driveways, swimming pools, recreational courts, patios, accessory structures and other improvements, existing or proposed on the property lines and dimensions of buildings and distances between all structures and the nearest property lines. Provide Location and dimension of any water, sewer, drainage or other easements and storm water management facilities.
- j) Subdivision name, lot & block designation.
- k) North arrow on plan indicated and scale of drawing.
- l) 100-year flood plain limits, any applicable stream buffers or other special setback building lines and property lines.

Note: Swimming Pools & their appurtenant structures (pump equipment, decking etc.) must be in the rear yard and setback at least (5) five feet from side and rear property lines. The pool must be at least (10) ten feet from any septic tank and its drain field.

Swimming Pool Building Plan Requirements:

Pool permit applications shall include an electronically submitted set of building pool plans, drawn to scale 1/8" scale minimum.

The city shall retain one pool plan copy and the second copy will be returned to the applicant and made available on the job site, weather always protected and available to inspectors.

Building plans shall be of sufficient clarity to show at least the following information:

1. An overhead plan view showing the size and shape of the pool, location of all steps and ladders. Skimmers, circulation inlets, drains, lights diving boards, spas, waterfalls, slides, or other pool related features to be installed.
2. A side elevation plan view showing the pools depth profile to include above and below water views of all appurtenances incorporated into the pool's construction, such as spas, waterfalls etc.
3. Provide construction details necessary to show code compliance and details of the required fencing and enclosures.
4. A list of all equipment included in the pools construction to include operating capacities etc.
5. Include any notes or statements on the plan that clarify what work is to be provided by the pool contractor and what work are to be provided by the property owner or other contractors.

In addition, for above ground pools in kit form, the following information shall be provided:

1. Pool manufacturers print product literature.
2. Pool manufacturers printed installation instructions.
3. Pool deck and access stair construction details, if an elevated deck or access stairs are to be installed at the pools edge and method of providing the pool enclosure.

Obtaining a Building Permit

To obtain a pool building permit the homeowner, pool builder or their authorized agent must provide the following information to the Building Official at 3167 Main St Duluth Ga 30096 between 8:00 a.m. and 4:00 p.m. Monday thru Friday. After the pool permit is issued, the subcontractor permits may be obtained during these hours.

Submit the following documents:

1. Swimming Pool on-line permit application
2. an electronically submitted Pool site plan.
3. an electronically submitted Pool building plan.
4. Copy of pool contractor's business license.
5. Swimming pool affidavit form.

The submittal then will be considered complete and accepted.

When planning and building has completed the review of the submittal and approved. The Pool permit may be obtained, and fees paid at the time of permit issuance.

The pool permit placard shall be posted onsite, and the approved plans are on site construction may begin.

Inspections:

The building permit for the new swimming pool will typically include electrical & plumbing inspection (when required). State licensed electrical & mechanical subcontractors must submit a subcontractor's affidavit form to the building department prior to requesting inspections.

1. **Site inspection:** The proposed swimming pool location shall be staked, and setbacks verified prior to the commencement of construction.

2. **Backflow:** Inspection required prior to the City of Stonecrest final inspection. State law requires backflow prevention for all pools connected to a potable water supply. Only state certified backflow testers perform and certify backflow tests. **(See gwpc.org)** for more information. Written certification of passing the test shall be provided to the City of Duluth before a certificate of completion will be issued.

Note: For commercial pools: In addition to the city of Stonecrest's final inspection, Dekalb County Health Department inspectors must perform all their required inspections before the city issues a certificate of completion for the pool. Pool permit holders must provide the City of Stonecrest written proof of passing this required Health Department inspections.

3. Pool Structure:

In Ground pools (basket)

- Made after the pool has been excavated and cleaned of all loose soils, debris, and organic matter and all required forms are in place and properly supported.
- All drain and circulation piping are in place and under required test.
- All reinforcement steel is in place, properly tied and supported with approved chairs to guarantee the required 3" inch minimum concrete cover.
- All electrical conduits, lighting fixtures in place.
- All supports or sockets for ladders, diving boards, etc. are in place and properly supported.
- The basket is completely ready for shotcrete.

For in ground pools not constructed as above (vinyl liners, fiberglass shell), the manufacturers installation instructions, NSPI installation standards and / or structural installation plans sealed by a Georgia Registered Design Professional must be always on-site during construction.

Above Ground Pools

Made after the erection of the pool structure and before any structural members and connections are covered. The installer must provide safe access to all areas of the pool, have the manufacturer's installation instructions on site all times and be prepared to perform any tests of connections required by the inspector.

4. Circulation / Drain Piping Test (below ground pools): To **be conducted with a basket inspection** listed above. A water pressure test of 1 ½ times (150%) the maximum operating pressure is required.

Bypass the pool equipment and do not exceed the piping maximum test pressure for the piping.

- Exceptions: Air pressure test of not less than 35 psi (if allowed by the piping manufacturer).

Listed prefabricated package pool assemblies do not require pressure tests.

5. Electrical bonding: Inspected when all metal parts of a pool structure, deck bonding grid and equipment is properly bonded together and ready to be covered. Note: Depending on pool design and site conditions, this inspection may require several subsequent inspections to be completed and shall be at the inspector's discretion.

6. Back flow: Inspection completed prior to final pool inspection. State law requires backflow prevention for all pools connected to a potable water supply. If the pool has an indirect connection protection is not required.

- Note: Building inspectors do not conduct backflow inspections, but will verify pool fills for compliance. Only state certified backflow testers perform and certify back flow tests. (See www.gwpca.org) for more information. Written certification of passing this test shall be provided to the city before a certificate of completion will be issued.

7. Gas piping: Inspection conducted at any time during construction but before final inspection. A gas pressure test of at least 1 ½ times (150%) the gas operating pressure, but not less than 3 psi is required. Piping must be under pressure with a working gauge for inspection.

- Note: Gas piping may not be covered or concealed without passing this inspection.

8. Electrical system: Will be conducted at any time during construction but before final inspection. All the electrical system, including low voltage systems must be in place and ready for electrical rough-in inspection. The system must meet the requirements of NEC 680 for locations, GFCI protection, bonding etc.

- Note: Underground electrical may not be covered or concealed without passing this inspection.

9. Permanent fence: Inspected may be conducted any time during construction but be **completed prior to filling the pool with water** and must be completed with entry warning alarms operational. Note: Construction safety barriers must remain in place until permanent fencing is 100% installed.

10. Pool final: Inspection conducted after the pool and all associated construction is complete and ready to use. **(permanent barrier and final inspection conducted simultaneously).**

- The pool must be full of water and all equipment, lights, ladders, steps, and other pool accessories in place, connected and working as designed for a completed ready for use pool.

- All safety equipment must be in place.

- All permanent fences, gates, and entry warning alarms must be in place and operational.

Note: (Commercial Swimming pools) The City of Duluth's conducts a final inspection only, the Gwinnett County Health Department inspectors will perform all the required inspections and written documentation shall be provided of all passed County inspections before the City of Duluth issues a Certificate of Completion for the pool.

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