

SWIMMING POOLS, SPAS & HOT TUBS

Any person wishing to construct, add to, modify, or operate any swimming pool, swim spa/lap pool, or hot tub/spa, or body of water with a depth exceeding 24 inches, shall first secure a permit from Doylestown Township.

All pools and spas must comply with:

Doylestown Township Code, including Section 175-16 H-6 (View the Twp. Code on the website)

ICC International Residential Code (IRC) (year as referenced by the PA UCC)

ICC International Swimming Pool and Spa Code (ISPSC) (year as referenced by the PA UCC)

ICC International Energy Conservation Code (IECC) (year as referenced by the PA UCC)

National Electrical Code (NEC) (Not limited to Article 680, year as referenced by the PA UCC)

Bucks County Health Department (for commercial/non-residential pools and spas)

PA DEP Swimming Pool Water Discharge Guidelines

The required Township application forms, available on the website are:

Building Permit

Electrical Permit

Mechanical Permit (if gas piping is installed)

Zoning Permit (for pool barrier/fencing)

Grading Permit (for land disturbance over 5000sq ft)

If land disturbance for a pool exceeds 5000 sq ft a Bucks County Conservation District permit is also required. Include a copy of the BCCD permit with the Twp. application. Contact BCCD at buckscd.org or 215 345 7577.

Information to accompany the application for INGROUND Pools, Spas, Hot Tubs, and Swim Spa/Lap Pools

- Use the Building Permit application form, Electrical Permit application form and other application forms as required.
- A topographic site plan indicating all easements, wells, septic locations, and the location of any above ground electrical wires.
- Proposed grading shall not extend beyond the property boundaries and shall not allow water runoff to impact neighboring properties, show swales if required.
- The paving or coping surrounding a pool shall be no closer to the property line than 15 feet.
- An impervious coverage calculation (the water surface is considered IMPERVIOUS).
- If added impervious exceeds 1000sq ft show stormwater calculations and method of mitigation in compliance with Twp. Code Chapter 148 Appendix I.

- If stormwater mitigation is required a Stormwater Maintenance Agreement provided by the Township will need to be executed between the Property Owner and Township.
- A third party reviewed electrical plan. (See attached list of agencies, the list of 3rd party electrical review agencies is also listed separately under the Twp. website Guidelines).
- A copy of the Bucks County Conservation District permit if creating more than 5000sq ft of land disturbance.
- Details of the pool barrier. If existing, indicate that the barrier will meet the ISPSC. NEIGHBORS' FENCES ARE NOT CONSIDERED PART OF YOUR POOL BARRIER. Each pool is required to have a continuous barrier around it located on the same tax parcel on which the pool is located. Pool door alarms are required to be fitted to house doors that open into the pool area, provide details of the door alarms.
- Comply with the Energy saving requirements found in IECC Sections R403.10 to .12. Outdoor heated pools may require a vapor-retardant cover.
- Location of safety glazing if required by IRC Sec. R308 (put simply, glass within 60 inches of the water's edge must be tempered; see the IRC code for the full requirements).
- Plans of pool construction and details of associated equipment.

Information to accompany the application for ABOVE GROUND pools

- Use the Building Permit application form, Electrical Permit application form, and other applications as required.
- A site plan showing the proposed location of the pool. Show the location of any above ground electrical wires.
- If the 48-inch pool walls are to be the required barrier, show that the pool is located on a level pad for at least a 3-foot distance all around the pool. If the pool is dug into a slope and the slope is not cut back level more than 3 feet, an additional pool barrier will be required. Indicate on the site plan the area of the level pad.
- If the pool is located next to a deck, with access into the pool from the deck, a pool barrier will be required.
- Show details of any required pool barriers for the above ground pool.
- A third party reviewed electrical plan. (See attached list of agencies, the list of 3rd party electrical review agencies is also listed separately under the Twp. website Guidelines).
- Complete the impervious coverage calculation.
- Provide specifications of the above ground pool and accompanying equipment.

Information to accompany the application for ABOVE GROUND Spas, Hot Tubs and Swim Spas/Lap Pools

- Use the Building Permit application form, Electrical Permit application form, and other applications as required.
- A third party reviewed electrical plan. (See attached list of agencies, the list of 3rd party electrical review agencies is also listed separately under the Twp. website Guidelines).
- Provide a site plan showing the size and location of the above ground spa/pool.
- Show setbacks from building and windows (must be at least 60 inches).
- If located less than 60 inches from glazing show compliance with IRC Sec. R308, safety glazing. (If needed indicate glazing will be treated with a safety film).

- Above ground hot tubs, spas, and swim pools equipped with a safety cover complying with ASTM F1346 comply with the barrier requirements.
- If a code compliant safety cover is not provided, show the pool barrier location and details on the site plan.
- Provide specifications of the spa, or pool, and accompanying equipment.

Some Electrical requirements for outdoor above ground swimming pools. (From the NEC 2020 edition)

Note: All applicable NEC requirements apply, not just Article 680.

1. No aerial wires within 10 feet of the water's edge.
2. Electrical equipment must be listed.
3. Grounding and bonding terminals are to be identified for wet and corrosive environments.
4. Underground conduit to be buried a minimum of 18 inches.
5. Pool equipment other than lighting to have a maintenance disconnect at least 5 feet horizontally from the inside pool wall.
6. Outdoor receptacles must be GFCI protected.
7. Pool pump motors must be GFCI protected, the receptacle can be mounted on a pressure treated 4 x 4, with the receptacle at least 6 feet from the inside wall of the pool.
8. At least one receptacle must be located at least 6 feet and not more than 20 feet from the inside wall of the pool.
9. Perimeter bonding is required for all surfaces surrounding an above ground pool, including unpaved lawn. A solid #8 AWG copper wire must be installed 4-6 inches below grade at 18-24 inches from the pool perimeter. The conductor is to be bonded to the pool at four equally spaced points and all metal items (ladder, fencing, pool frame etc.) within 5 feet to be bonded to the #8 copper wire.
10. The pool water must be bonded to the #8 copper conductor with a fitting installed in the filtration system or other approved device.
11. UF cable is not permitted near pool water or chemicals. PVC conduit and wet location rated conductors with an insulated equipment grounding conductor are code compliant.
12. Indoor installations may use any NEC Chapter 3 wiring method. Where subject to pool water and chemicals an insulated equipment grounding conductor is required.

Temporary INFLATABLE above ground pools

If the height of the pool sides is below 48-inches, the water level must not exceed 18-inches. No permit is required.

If the height of the pool sides is below 48-inches and the water level is greater than 18-inches, above ground or in-ground pool barrier requirements must be met in full, and permits are required as above.