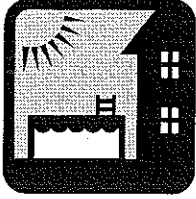


# Benner Township

1224 Buffalo Run Road, Bellefonte, PA 16823

(814) 355-1419 Fax: (814) 355-0719 Zoning: (814) 355-1448



## SWIMMING POOL, HOT TUB AND SPA GUIDELINES

Permits are required for the construction of swimming pools, hot tubs and spas. Contact the Township office for Zoning and Building Permit Applications.

### Building Code Regulations and Permit Requirements

**Building Code Definition** - Any structure intended for one- and two-family recreational bathing that contains water over 24 inches in depth. This includes in-ground, aboveground, and on-ground swimming pools, hot tubs and spas. Three (3) sets of plans are required.

1. **Site Plan** - Indicate size of swimming structure and distances from lot lines and existing structures.
2. **Equipment Location** - Indicate location and distances from electrical services, circulation pumps, lighting fixtures, and electrical receptacles
3. **Location of Barriers**
  - a. Height of barriers - minimum 48 inches above grade
  - b. Ground clearance - maximum of 2 inches vertical between ground and bottom of barrier
  - c. Openings- maximum of 4 inches
  - d. Chain link fences - maximum of 2 1/4 inch squares
  - e. Lattice fence - diagonal members openings not exceed 1 3/4 inches
  - f. Gates - open outward from pool and be self closing with self latching device at 54 inches above grade
  - g. Dwelling unit part of barrier - any door accessible to a pool is required to be equipped with an alarm that sounds for 30 seconds with manual override for not more than 15 seconds **or** the pool be equipped with an approved power safety cover.
  - h. Aboveground pools - when access by a ladder, the ladder is required to be secured, locked or removed and surrounded by a barrier.
4. **Entrapment Protection** - Suction outlets for pools and spas such as automatic vacuum cleaner system is required to have an antivortex cover or grate measuring 12" x 12" over each inlet. In addition, an atmospheric vacuum relief system employing an approved safety release system or an approved gravity drainage system is required.
5. **Safety Glazing** - Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas are required to comply with the requirements of *Section 2406.2, Paragraph 9 of the International Building Code.*
6. **Electrical** - The location of swimming structures, electrical power for circulation pumps, lighting fixtures, and receptacles are required to comply with the requirements of *Chapter 41 of the International Residential Code.*

## Zoning Ordinance Regulations for Swimming Pools

1. Swimming pools and any related improvements (sidewalks, decking, etc.) shall not be located within the front yard setback area and shall be setback at least 10 ft. from any side or rear property line.
2. All pools shall be entirely enclosed with a continuous, rigid fence or wall that shows no evidence of flexing when climbed by an adult. Such fence shall be erected before the pool is filled with water.
3. Where the swimming pool is located above ground, the sides of the pool may be considered as part of the fence required to enclose the pool, provided that the pool walls are at least 4 ft. in height and have a retractable ladder.
4. The required fence shall have a minimum height of 4 ft. No openings shall be permitted between the various fence components or between the fence and the ground that would allow the passage of a 4 inch diameter object through such opening.
5. The exterior side of the required fence must rise approximately perpendicular from the ground and shall not contain steps or any protrusions or recessions which could aid in the climbing of the fence.
6. When the swimming pool is located above ground, the sides of the pool may be considered as part of the fence required to enclose the pool, provided that the pool walls are at least 4 ft. in height and have a retractable ladder.
7. The required fence shall be equipped with a self-latching gate, which shall be locked or secured at all times when the swimming pool is unattended.
8. All pools must be operable filtration and an effective antibacterial agent (e.g., chlorine, bromine, ozone, etc.)

