



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF PLANNING & DEVELOPMENT BUILDING DEPARTMENT

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Pool & Spa Installation Guidelines

ZONING & PERMIT APPLICATIONS

- Provide a completed zoning application with a to scale copy of your survey.
- Need minimum of a completed Building, Electrical & Plumbing Subcode applications and Construction jacket.
- On survey show location (distance from property line) of pool, pool deck, pool equipment or other structures.
- Inground pools will require approvals from the Township Engineering Department prior to submitting Building application.

ABOVE GROUND POOLS / HOT TUB

Provide a copy of the manufactures installation instructions for pool, spa & filtering system. All pools to have a minimum 48-inch barrier enclosing the pool with a self-closing and self-latching gate that opens away from pool area or pool wall to be 48 inches above finished for the whole perimeter of the pool for 3 feet and enclose pool access ladder with a code compliant barrier and gate. See code requirements for barriers and gates. You must submit detailed drawings showing the location and type of barrier/gate being installed and location of latching release mechanism. Hot tubs or spa shall provide manufacturers specs on cover being used as a barrier.

DEFINITION of SWIMMING POOL: Any structure intended for swimming or recreational bathing that contains water over 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

INGROUND POOLS

Provide two sets of signed and sealed Construction Documents prepared by a New Jersey licensed Professional Engineer or Architect showing dimensions and construction of the pool and all appurtenances as well as details of the water supply system, drainage and water disposal systems and equipment. Detailed drawings of the structure showing vertical elevations and sections through the pool showing depths to be included.

- Provide diving board details as required by Standard ANSI/NSPI
- Barrier and gate details as stated above.
- Barriers protecting pools to be on pool owner's property (Cannot use neighbor's fence.)

Residential Pool Requirements Pools to meet the minimum requirements of the 2006 International Residential Code, Appendix G

___ Aboveground pool to have walls which are minimum 48" above finished grade for the entire perimeter around the pool for a distance of 3 feet or have complying fence

___ Ladders for above ground pools are to be protected by a minimum 48" complying barrier or fence and gate

___ Fences protecting pools to be entirely on owners' property in which to pool is located. Cannot use neighbor's fence to protect your pool

___ Decks connected to above ground pool to have a 48" complying barrier and stair access to have a complying barrier and gate at the bottom of stairs or yard to have a complying fence protecting both the pool and deck.

___ Pool filtering and heating systems to be minimum 3 feet away from pool as to not be used to gain access to pool or pool yard to have a complying fence

___ Inground pools to be protected by minimum 48" complying fence & gate which are entirely on pool owner's property

___ All Permits and Zoning approvals to be secured prior to the installations of any pool SECTION AG102 DEFINITIONS: SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water over 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas. SPA, NONPORTABLE. See "Swimming pool."

If you have any questions regarding pool installation and required permits, please do not hesitate to contact this office at 973-325-4112 during regular office hours

SECTION AG105 BARRIER REQUIREMENTS

AG105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs subject to this code. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219mm) 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, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

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 (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1³/₄ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1³/₄ inches (44 mm) 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 (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1³/₄ inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 2¹/₄-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1³/₄ inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1³/₄ inches (44 mm).

8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device.

Pedestrian access gates shall open outward 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 (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

8.2. The gate and barrier shall have no opening larger than 1/2 inch (13 mm) within 18 inches (457 mm) of the release mechanism.

9. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:

9.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 8.

AG105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 9.

AG105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

AG105.5 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

POOL WIRING REQUIREMENTS

1. Type of wiring being used inside and outside
 - A.) Branch Circuit sizes
 - B.) Conductor sizes
 - C.) Underground depth of wiring 18"
2. Locations
 - A.) Pool motor receptacle
 - B.) Convenience receptacle
 - C.) Timer location
 - D.) Type of GFI protection
3. Equipotential Bonding
 - A.) #8 Solid base shall follow contour of perimeter surface
 - B.) What type of water bond
4. Panel type and where located
5. All above shall be shown on separate plan with all buildings shown
6. This is not an all inclusive list shall also refer to Article 680 of National Electric Code
7. Plan shall be signed and sealed by electrician or homeowner of a owner occupied single Family