

Return to:
Building Inspection

STATE OF GEORGIA

COUNTY OF LEE

LEE COUNTY

NOTARIZED AFFIDAVIT

I/We further certify our understanding and acceptance of the liability attached to the requirements listed. As the owner and contractor I/We agree to hold Lee County, Georgia free from liability regarding the installation and maintenance of these requirements. I/We further understand that failure to comply could result in a citation issued by Lee County Code Enforcement for such violations.

I, _____ am the owner of the property located in Lee County, Georgia at (address) _____

I hereby certify that I am contracting with _____

For the installation of a pool/spa/hot tub on my property.

I/We hereby submit to Lee County Building Department, Lee County, Georgia, this statement of intent to comply with ISPSC (International swimming pool & spa code version 2012) as per hand out and meet the National Electrical Code (Version 2014) requirements found in section 680 before any water is introduced into the pool, spa or hot tub.

SIGNED: _____ DATE _____

PRINTED NAME: _____

(OWNER)

CONTRACTOR: _____ DATE _____

PRINTED NAME: _____

(POOL CONTRACTOR)

Notary _____

My Commission Expires _____



LEE COUNTY



**DID
YOU
KNOW?**

- The suction from a pool drain can be so powerful that it can hold an adult under water. Most drain related incidents involve children.
- Nearly 9 of 10 drowning related deaths happen while a child is under some form of supervision, according to a Safe Kids Worldwide study.
- Beyond the fun and fitness they provide, an inground pool raises the home's value nearly eight percent according to the National Association of Realtors! (Pool & Spa Living, May 2008)

Swimming Pools

Why Do I need a Permit?

There are many important reasons to obtain building permits and to have inspections performed for your construction project the following are just a few.

Protects property values

Your home is typically your largest investment. If your construction project does not comply with the building codes, your investment could lose value. If others in your neighborhood make unsafe or substandard changes to their homes, it could lower the resale values for the entire community.

Saves Money

Homeowners insurance policies may not pay for damages caused by work done without permits and inspections.

Makes Selling Property Easier

Listing associations require owners to disclose any home improvements or repairs and if permits were obtained. Many financial institutions will not finance a purchase without proof of a final inspection. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.

Improves safety

Your permit allows the building department to inspect for potential hazards and unsafe construction. By ensuring your project meets the minimum building code standards of safety, the building department can reduce the risk of fire, structural collapse and other issues that might result in costly repairs, injuries and even death. Inspections complement the contractor's experience and act as a system of checks and balances resulting in a safer project.

It's the Law

Permits are required by state law and county ordinance. Work without a permit may be subject to removal or other costly remedies.

The purpose of this guide is to assist you in the permitting process. This handout is intended to cover information for a basic plan submittal and typical project under the building codes. It is not intended to cover all circumstances. Depending on the scope and complexity of your project, additional information may be required. Discuss your project with county staff to determine if it is subject to additional requirements.

*What do I need in order to apply for a building permit?
The following must be submitted:*

<input type="checkbox"/>	Site Plan	Page 2
<input type="checkbox"/>	Plan Requirements	Page 2
<input type="checkbox"/>	Required Inspections	Page 3
<input type="checkbox"/>	Fence Detail	Page 4
<input type="checkbox"/>	Contact Information	Page 4
<input type="checkbox"/>	Permit Application	



What is a Site Plan?

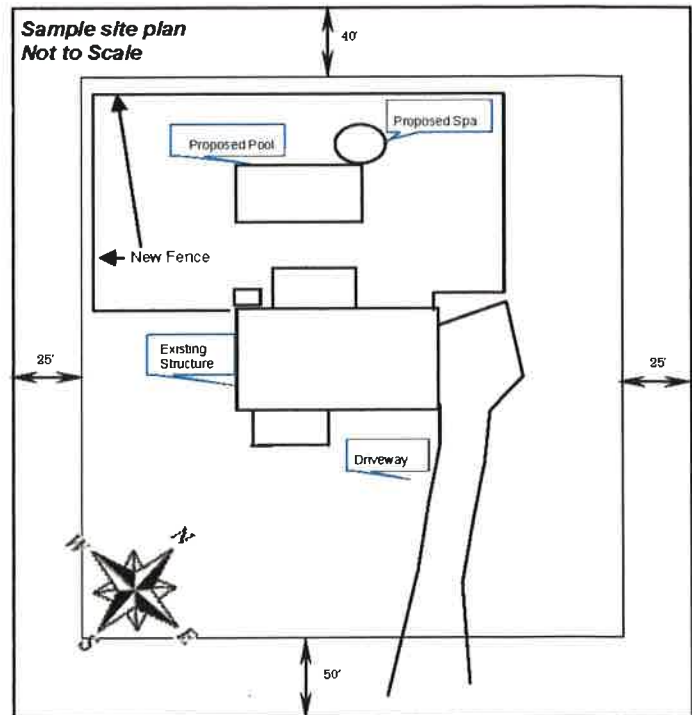
A site plan is a detailed drawing of your property. The site plan will show the dimensions of your project and its relationship to existing setbacks, easements, utilities, other structures on the property, and distance to your property lines. If your project will require moving any utilities (gas, water, sewer/septic, electric, etc.), show the proposed location on the plan.

What is REQUIRED for a Permit?

- Provide copies of the SITE PLAN

Notes:

1. Structures must meet zoning requirements.
2. A survey from a registered land surveyor will be required if your project is located within the setbacks or in a protected area. A variance from the city may also be required.
3. If your property is on a slope, you may be required to install silt fence to keep the dirt on your property.
4. If you are on a septic tank, you may be required to have approval from the county health department prior to submitting your pool application.
5. If you do not know the location of your utilities, contact the Utility Notification Center. (Remember to ask them about the cost of this service)
6. Certificate of elevation may be required on any lot of record that includes or abuts any portion of a flood plain.
7. Entry to your pool must be secured, and a fence or other barrier must be shown on the site plan.



Construction Plan Requirements

What is REQUIRED for a Permit?

- Provide copies of a POOL PLAN, drawn at a legible scale. Such plans shall include details, drawings, and notes that sufficiently describe the work to be performed and clearly shows building code compliance: Include the following :

- Address, lot number, owner's name & contact information, designer's name & contact information, list of plan pages in the set.
- Dimensioned, detailed plans showing pool location, decking, fencing, equipment location, retaining walls, spas, pool house location, fire pits, etc.
- Location of electric meters & panels, pool heater gas lines, overflow, backwash, pool fill, etc.

- Profile section of pool
- Entrapment protection provisions
- Heated pools require covers or other energy conservation measures per International Energy Code Section 504.7.3
- Any additional information needed to show ANSI/NSPI compliance ANSI/APSP-7 2006
- Include any notes or statements on the plan that clarify what work is to be by the pool contractor and what work is to be completed by the property owner
- Notes and/or statements on the plans that clarify who will be responsible for alarm installation, fencing and landscape requirements.

NOTES

- Separate structures (Pool houses, outdoor fireplaces, etc.) all require a separate permit.
- For above ground pools purchased as a "do-it-yourself" kit, you must provide the pool manufacturer's printed product literature, installation instructions, and pool deck/stair construction details.

Tips on hiring contractors

- ◆ Hire only licensed contractors
- ◆ Get at least 3 bids—Get 3 references, and ask to see a project
- ◆ Get it in writing - but before you sign the contract, make sure you completely understand
- ◆ Don't make final payment until you have a Certificate of Completion (CC) and you are satisfied
- ◆ Have the contractor apply for the required permits

Utility Notification Center
1-800-282-7411

What the inspector will look at: Required Inspections

REMINDER: Permits are only issued after plan review. The time required to conduct this review will depend on the completeness of the information we receive in the application and plans.

1. Pool Structure.

IN GROUND POOLS (Basket)

- Made after the pool has been excavated and cleaned of all loose soils, debris, and organic matter all required forms are in place and properly supported
- All drain and circulation piping is in place and under required test.
- All reinforcement steel is in place, properly tied, and supported with concrete bricks or approved chairs to guarantee the required 3” minimum cover.
- All electrical conduits, lighting fixtures (or shells), etc are in place and properly supported.
- 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 manufacturer’s installation instructions, must be on site at all times during construction.

ABOVE GROUND POOLS

Made after 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 at all times, and be ready to perform any tests of connections required by the inspector.

- 2. Electrical Bonding.** Made 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 trips to be completed and shall be at the inspector’s discretion.
- 3. Electrical System.** Made at any time during construction but before Final. All of 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.
- 4. Gas Piping.** Made at any time during construction but before Final inspection. A gas pressure test of at least 1½ times (150%) the gas system 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.



REMINDER: Permits are only issued after plan review. The time required to conduct this review will depend on the completeness of the information we receive in the application and plans.

Required Inspections (cont.)

- 5. Permanent Fence.** Must be complete, with entry warning alarms working, **prior to filling the pool with water.** May be done at anytime during construction. **Note:** Construction safety barriers must remain in place until permanent fencing is 100%.
- A fence or other permanent barrier, such as a wall, is required around the entire pool. If the house is part of the barrier, the doors and windows leading from the house to the pool must be protected with an alarm.
 - The fence or other barrier must meet the height requirements in county code (4' minimum).
 - All openings in the pool barrier shall not exceed 4".
 - Gate must swing outwards away from pool.
 - Additional info can be found at U.S. Consumer Product Safety Commission Pub No. 362
- 6. Pool Final.** Made after the pool and all associated construction is complete and ready for use.
- 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 permanent fences, gates, and entry warning alarms must be in place and working.
 - All life safety equipment must be in place.

Note for commercial pools: In addition to the County's inspection, County Health Department Inspectors must perform their inspections before the county issues a Certificate of Completion for the pool. Pool permit holders must provide the county written proof of passing this required health department inspection.

How do I schedule a required inspection? 229-759-3326

Please call the inspection department line and leave all information requested in the message. Inspection requests received before 4:00pm will be performed next day.

Want to know more? Need more help?

We hope you found the information in this guide useful. If you have any questions, please feel free to contact us.

2012 ISPSC SECTION 305

BARRIER REQUIREMENTS

305.1 General. The provisions of this section shall apply to the design of barriers for all aquatic vessels. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such vessels. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices. Exception: Portable residential spas and portable residential exercise spas.

305.2 Outdoor Swimming Pools. All outdoor aquatic vessels shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.8.

Exception: Spas or hot tubs with a lockable safety cover that complies with ASTM F1346.

305.2.1 Barrier height and clearances. The top of the barrier shall be at least 48 inches (1524 mm) above grade measured on the side of the barrier that faces away from the aquatic vessel around the entire perimeter of the vessel and for a distance of three (3) feet measured horizontally from the required barrier. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) from surfaces that are not solid, such as grass or gravel, and measured on the side of the barrier that faces away from the vessel. Where the top of the vessel structure is above grade, the barrier shall be at ground level or mounted on top of the vessel structure, and the maximum vertical clearance between the top of the vessel structure and the bottom of the barrier shall be 4 inches (102 mm). The maximum vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall be four (4) inches (102 mm) measured on the side of the required barrier which faces away from the vessel.

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

305.2.3 Solid barrier surfaces. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

305.2.4 Mesh restraining barrier/fence. Mesh fences, other than chain link fences in accordance with Section 305.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh restraining fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.
2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than four (4) inches (102 mm) from grade or decking.
3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not be more than four (4) inches (102 mm) from grade or decking.
4. An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye-type latch incorporating a spring-actuated retaining lever such as a safety gate hook.
5. Where a hinged gate is used with a mesh barrier, the gate shall comply with Section 305.3.

6. Patio deck sleeves such as vertical post receptacles which are placed inside the patio surface shall be of a nonconductive material.

7. Mesh fences shall not be used on top of on ground residential pools.

305.2.5 Closely spaced horizontal members. 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 aquatic vessel side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

305.2.6 Widely spaced horizontal members. 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 (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

305.2.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 1.75 inches. Where the fence is provided with slats fastened at the top and bottom which reduces the openings, such openings shall be not more than 1.75 inches.

305.2.8 Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1.75 inches (44 mm).

305.2.9 Clear Zone. There shall be a clear zone of not less than 36 inches (914 mm) around the exterior of the barrier and around any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the barrier.

305.2.10 Poolside Barrier Setbacks. The aquatic vessel side of the required barrier shall be not less than twenty (20) inches from the water's edge.

305.3 Gates. Access gates shall comply with the requirements of Sections 305.3.1 through 305.3.3 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the vessel and shall be self-closing and have a self-latching device.

305.3.1 Utility or Service Gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

305.3.2 Double or multiple gates. Double gates or multiple gates shall have at least one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

305.3.3 Latches. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from grade, the release mechanism shall be located on the vessel side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall not have openings greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier, doors and operable windows with a sill height of less than 48 inches, that provide direct access to the aquatic vessel through the wall shall be equipped with an alarm that produces an audible warning when the door or its screen or window, is opened. The alarm shall be listed and labeled in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door.

In dwellings or structures required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the threshold of the door. In addition, one or more of the following additional levels of protection shall be provided:

1. The aquatic vessel shall be equipped with a power safety cover that is listed and labeled in accordance with ASTM F1346.
2. The aquatic vessel shall be provided with an underwater alarm that is listed and labeled in accordance with ASTM F2208.
3. The aquatic vessel shall be provided with a laser or infrared alarm that is listed and labeled in accordance with ASTM F2208.
4. Other means of protection, such as self-closing doors with self-latching devices, which are approved, shall be accepted provided that the degree of protection afforded is not less than the protection afforded by Items 1, 2 or 3.

305.5 Pool structure as a barrier. Where an on ground residential pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, the following shall apply:

1. An on ground pool wall, itself, shall be permitted to be the barrier where the pool structure is on grade and the wall is at least 48 inches (1219 mm) above grade for the entire perimeter of the pool and complies with the requirements of Section 305.3.
2. Where the means of access is a ladder or steps, the ladder or steps shall be capable of being secured, locked or removed to prevent access or the ladder or steps shall be surrounded by a barrier that meets the requirements of this section.
3. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.
4. The barrier shall be installed in accordance with the manufacturer's instructions.

305.6 Natural barriers. In the case where the vessel area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the vessel.

305.7 Natural topography. Natural topography that prevents direct access to the aquatic vessel area shall include but not be limited to mountains and natural rock formations. A natural barrier approved by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by manufactured or constructed means.

305.8 Indoor swimming pools. Walls surrounding indoor aquatic vessels shall comply with Section 305.4.