



Building Department
(201) 262-6086 Ext. 1214
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REQUIREMENTS FOR ABOVE-GROUND & IN-GROUND POOLS

(Please review carefully for important safety issues)

- A. **Zoning Approval** is required for pools and pool barriers (fences). An application can be obtained in the building department. A copy of a recent survey is required showing all structures (house, garage, deck, shed, fences, etc.). Location of the proposed pool, fence and mechanical equipment (motor, filter and pump) must be drawn to scale on the survey. Pool water surface shall not exceed 50% of the rear yard area; in-ground pool water surface shall not be higher than twelve (12) inches above the preexisting property grade. An above-ground pool shall not exceed 24 feet in length, width or diameter.
- B. **Cash Performance Bond - \$1000** (reimbursed in full upon issuance of Certificate of Approval).
- C. **Soil Movement** permit and a **topographical** survey are required for an in-ground pool (soil movement may also be required for *above-ground* pools as specified). An application for soil movement is made when applying for the building permit (*only upon zoning approval*). A soil movement checklist with requirements is available for your convenience to make this process go smoothly.
- D. **Pool Location** - pools must be ten (10) feet from side property lines and five (5) feet from the rear property line and can cover a maximum of 50% of rear yard. A pool is not permitted in the any front yard area or the required front yard area on a corner lot. Pool mechanical equipment shall be no closer than two (2) feet from property line (rear and side). If contained in an enclosure (shed): no closer than three (3) feet from property line (rear and side). The enclosure shall not exceed eight (8) eight feet in height.
- E. **Building Permit Requirements:** Provide manufacturer's specs (cut sheets) for motor, pump, filter and heater (all that apply). Be sure to indicate your particular model numbers.
- F. **Plumbing Permit Requirements:** Pool circulation system/ main drains and pool heater. An inspection and hydrostatic test of 25 PSI for 15 minutes is required prior to the back fill of the circulation system and the main drains as per the ISPSC 2015.
- G. **Signed and Sealed Drawings** (3 sets) are required for in-ground pools by a NJ licensed Engineer. (Drawings must include diving board details, if applicable.)
- H. **Above Ground Pools** - Submit copy of installation booklet indicating model, and provide all other requirements noted above. A pool cannot occupy more then 50% of the rear yard.
- I. **Dig Number and Mark-outs** must be obtained prior to starting work. (Call 1-800-272-1000 or dial **811**).
- J. **Pool Barrier** (fence) must meet current building code requirements. Minimum barrier height is 48 inches with various requirements. One example: all gates must swing away from pool area. Permit required.

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- K. **Temporary** fencing required during construction of pools and permitted for a maximum period of thirty (30) days.
- L. **Ladder** into an aboveground pool must be protected by a fence or ladder enclosure that meets building code requirements. Flip up ladders are no longer permitted.
- M. **Filter** must be five (5) feet away from pool; **electrical** wiring to pool to be minimum 18" deep (provide sketch showing location of lines). An inspection is required **prior** to backfill of trench.
- N. **GAS LINES** for pool heaters must be inspected and tested **prior** to backfill, minimum 12" deep.
- *Must provide an **LINE** drawing showing **type, total length, total loads, and size of pipe** that complies with I.R.C. 2015 SECTION G2412 and sized per G2413.
- *If **csst** piping is being used, certification is required and an electrical permit is required for bonding.
- ***Pool heaters shall *not* have a burning pilot light, and a pool heater cover is required.**
- O. **Steel Lock/Rebar** (steel pool) or (shotcrete) inspections required **prior** to starting any concrete work.
- P. **Electrical** inspection required on *bonding and grounding*. (For in-ground pools, inspection must be conducted **prior** to backfill).
- Q. **Final Inspections** are required by all applicable sub-codes.
- R. **Certificate of Approval** must be issued prior to use of pool.