

Swimming Pools, Spas
& Hot Tubs

(New & Existing)

Design and Maintenance Regulations

City of Beatrice
www.beatrice.ne.gov

Building Inspection Department
205 North 4th Street
Beatrice, Nebraska 68310

Phone (402) 228-5250 Fax (402) 228-2312

Date: July 23, 2010

To: All Property Owners, Contractors and Building Designers

RE: Swimming Pools, Spas and Hot Tubs Design and Maintenance Regulations

Definitions:

Swimming Pool – Any structure intended for swimming or recreational bathing that is capable of containing water over 24 inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas, including any that are constructed as permanent or a pool with nonmetallic, molded polymeric walls or inflatable fabric or vinyl walls regardless of dimension.

Code Regulations –

The following codes apply for all New and Existing Swimming Pools located in The City of Beatrice and the two (2) mile Jurisdiction.

2003 International Building Code, 2003 International Residential Code, 2003 International Mechanical Code, 2003 International Plumbing code, 2005 NEC (National Electric Code) (NFPA 70 - National Fire Protection Association Inc.)
Zoning Ordinance and Regulations for the City of Beatrice

Permits –

A building permit shall be required for the construction or placement of all swimming pools that are capable of containing more than 24 inches of water.

ALL Pools shall require a permit and shall be required to meet all regulations no matter what depth or quantity of water is currently used.

Electrical Permits –

All Electrical Permits are issued by the
State of Nebraska – Electrical Division @ (www.Nebraska.gov)

Required Plan Submittals –

Plot (Site) Plan (use reverse side of Permit)
Storm Water Prevention (use reverse of Permit)

Basic Requirements & Restrictions –

1. Property Owner's are responsible to locate property pins prior to any permit being issued.
2. All site plans shall include the following: Proposed pool, hot tub or spa location - show distances to property lines, show location of the house and adjacent detached structures, including decks existing or new, fence or other pool enclosures, show location of all overhead or underground electric lines (provide dimensions from pool or spa), all sewer lines, water lines and gas lines.
3. Provide a deck-framing plan where decks constructed of wood are used for walkways or are supporting spas or hot tubs (see *Deck & Porch Handout* for requirements).
4. Setbacks must be met for all property lines and utility easements as required by City Codes (see detail drawing)
5. ALL New & Existing Swimming Pools, Spas and Hot Tubs shall comply with the International Codes and the National Electric Code (NEC).
6. Permit Holders are responsible to follow all State requirements for Electrical Service installations, bonding and separation clearances both vertical and horizontal.
7. Permit Holders are responsible for calling Diggers Hotline at 1-800-331-5666 prior to start of construction.
8. Permit Holders are responsible for calling for all required inspections.
9. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.
10. The rules and regulations for barriers (fencing & gates) shall apply to all existing pools no matter when they were installed. There is no exception!

Installation & Maintenance Requirements

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

Barriers & Gates (fencing & security)

1. The top of the barrier shall be at least 48 inches (1219 mm) 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 4 inches 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.
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 be allowed.
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 1¾ inches (44mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches (44mm) 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 (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches (44mm) in width.
6. Maximum mesh size for chain link fences shall be a 2¼ inch (57mm) square unless the fence has slats fastened at the top or bottom which reduce the openings to not more than 1¾ inches (44mm). This would include lattice type fencing.
7. Access gates shall comply with the requirements of Section IRC 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:
 - A. 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
 - B. The gate and barrier shall have no opening larger than ½ inch (13mm) within 18 inches (457mm) of the release mechanism.
8. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:
 - A. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or
 - B. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, is opened. The alarm shall be listed in accordance with UL 2017; or
 - C. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch(s) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - D. Other means of protection, such as self-closing doors with self-latching devices, which are approved by this department, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by the above described requirement.
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: 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 which meets the requirements of any section listed above. 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.

Entrapment Protection for Swimming Pools and Spa Outlets

Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.

International Property Maintenance Code Regulating Existing Pools, Spas and Hot Tubs

303.1 Swimming pools – Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures – Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.