



Paulding County Building & Permitting Residential Swimming Pool Packet



Paulding County Board of Commissioners
Community Development Department - Building & Permitting Division
Watson Government Complex, Administration Building 1st Floor
240 Constitution Boulevard
Dallas, GA 30132
Phone: 770-443-7571 Fax: 770-443-7501 www.paulding.gov

REQUIREMENTS FOR SWIMMING POOL PERMITS

Please be advised the following information and documentation will be necessary prior to obtaining a swimming pool permit in unincorporated Paulding County or other jurisdictions for which Paulding County provides inspection services.

- For properties with a private waste disposal system (septic tank), approval from the State Environmental Health Department (240 Constitution Blvd., 1st Floor, Dallas, GA 30132 / Phone: 770-443-7877) is required for the proposed location of the swimming pool. A separate fee may apply.
- Two sets of Pool Location Plans drawn to scale on 11"x17" paper, prepared, signed and sealed by a land surveyor, professional engineer, or landscape architect registered in the State of Georgia, showing the dimensions of the swimming pool and its relationship to existing setbacks, easements, utilities, other structures on the property and distance to the property lines. If your project will require moving any utilities (gas, water, sewer/septic, electric, etc.), show where those meters will be relocated. Entry to your pool must be secured, and a fence or other barrier must be shown on the pool location plan. Please see the Pool Location Checklist for additional information required on the plans.
- Completed application for a swimming pool submitted by the owner or applicant.
- A separate Electrical Permit will be required for electrical work at the site and must be permitted separately. Permit must be obtained by a GA State Licensed Electrician.
- For heated pools, a separate Mechanical Permit will be required for installing gas lines according to applicable codes and manufacturer's installation instructions for equipment being served. The manufacturer installation instructions for the pool heater are required to be available at final inspection for building inspector's perusal. Responsibility for locating and installing pool heaters according to manufacturer's instructions lies with the GA State Licensed Mechanical Contractor.
- A written notification of intent indicating who will be responsible for installing the appropriate fencing around the pool and requesting the required inspections including but not limited to the final inspection. The owner/applicant must be present on-site during the final inspection. Note: Paulding County has adopted Appendix G of the 2006 IRC as the technical code for swimming pools. Appendix G requires a four (4) foot fence or barrier and self-closing/self-latching gate. If the house serves as part of the barrier, an approved audible alarm is necessary to prohibit entry or serve as a warning the pool area has been compromised. Pool alarms shall be listed in compliance with UL 2017 as specified in Appendix G. A copy of Appendix G is available at the Building & Permitting Division Office.

Without this information, we will be unable to issue the swimming pool permit. These requirements are necessary to ensure safety issues involving swimming pool installations.

Please note: Re-inspection fees are due before final inspection and accrue as follows: 1st failure \$25.00, 2nd failure \$50.00, 3rd failure \$100.00, subsequent failures \$200.00 each.



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*Community Development Department
Development Division*

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POOL LOCATION PLAN CHECKLIST

Note: A Pool Location Plan (PLP) must be submitted in person or by mail/delivery service. The PLP Review Fee is \$40.00 and is due at time of submittal. . The Development Division will review the PLP prior to permitting. Approval will be made only on certified plans (see the Pool Information Diagrams sheet) drawn on 11"x17" paper. Two (2) copies of the PLPs are required for approval. PLPs are not reviewed the same day they are submitted. Please allow 3 to 5 business days for review.

The checklist below is for staff use. Please review the checklist to make sure you provide what is required for PLP approval.

Y N/A

- Show subdivision name, lot number, unit, and/or property address.
- Show the name, address and phone number of the owner/builder.
- Show topography by contours both existing and proposed at vertical intervals of not more than two (2) feet.
- Show location of streams, lakes, swamps and land subject to flooding as determined from past history of flooding or hydraulic engineering calculations of existing conditions.
- Elevation Certificates are required for all lots within special flood hazard areas.
- Show BMP's for erosion control.
- Show all mapped 100-year flood plain and stream bank buffers.
- Show minimum finished floor elevation of home.
- Show all structures, both above and below ground that could interfere with the proposed construction.
- Show the size and location of existing septic system layout or public sewer lines, water mains, drains, culverts and all other facilities and structures, both above and below ground, within the tract or within the right-of-way of streets or roads adjoining the tract.
- Identify the acreage of each drainage area affecting the proposed lot. Demonstrate how lot drainage will affect adjoining property.
- Show all setbacks and required buffers.
- Show all easements within the lot.
- Show all engineering design that may be required to solve potential problems (i.e., ditches, pipes, swales, berms, etc.).
- Show driveway locations.
- Show the proposed location, of what is applicable, for the following: pool, fence/barrier, decking, equipment, meters, retaining walls, spas, pool house, fire pits, etc.
- Show "professional design" seal and signature.

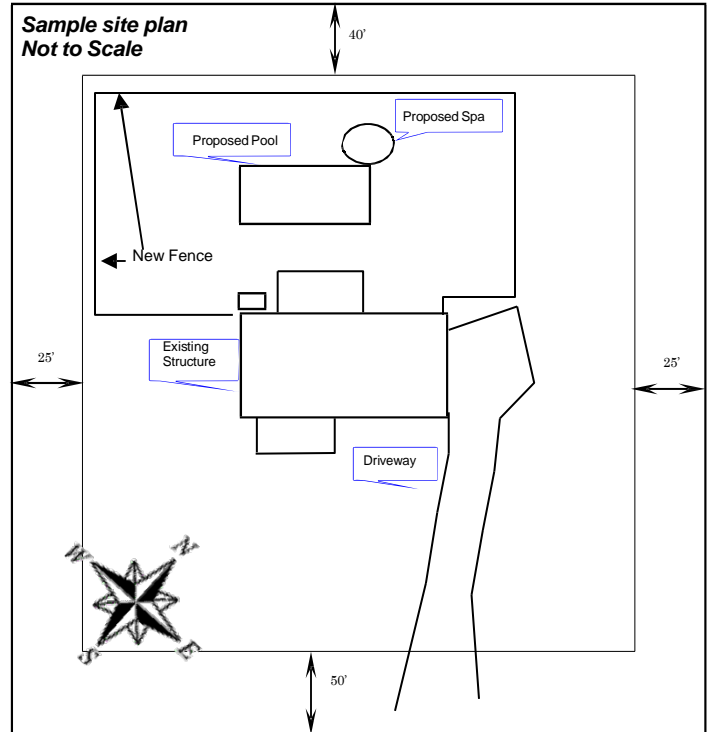
Paulding County Building & Permitting - Pool Information Diagrams

What is a Pool Location Plan?

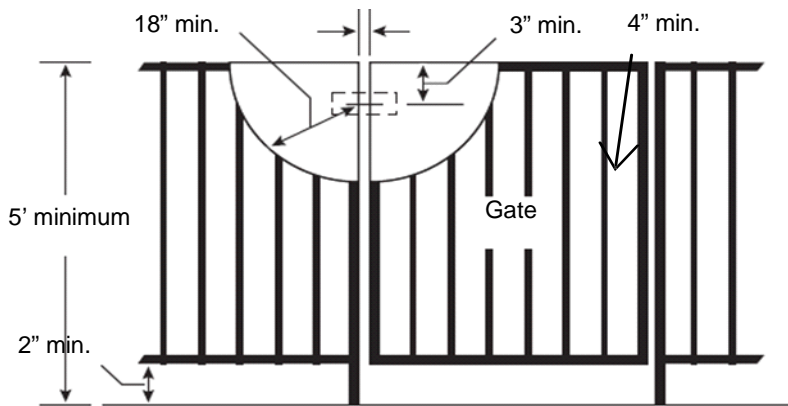
A Pool Location Plan (PLP) is a detailed drawing of your property. The plans are to be drawn to scale by a land surveyor, professional engineer or landscape architect registered in the State of Georgia. The PLP needs to show the dimensions of your project and its relationship to existing setbacks, easements, utilities, other structures on the property, and distance to your property lines.

How to apply for a Pool Permit?

- * Two copies to scale of a certified PLP on 11"x17"
- * Read/complete all forms in the Pool Packet

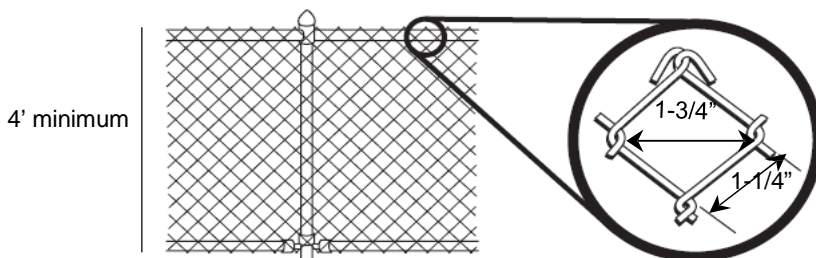


Fence & Gate Barriers



Please refer to the International Building Code, Section AG105.2, for more detail information.

- * A pool must be surrounded by a permanent barrier.
- * If the house is part of the barrier, the doors leading from the house to the pool must have an alarm.



ADDITIONAL REGULATIONS FOR SWIMMING POOLS

1. Water shall not be discharged onto neighboring properties.
2. Water shall not be discharged onto a drain field.
3. Water shall not be directed into a well area.

THE INTERNATIONAL BUILDING CODE 2006 SWIMMING POOLS, SPAS AND HOT TUBS

SECTION AG102 - DEFINITIONS

SWIMMING POOL

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

SECTION AG105

BARRIER REQUIREMENTS

AG105.1 APPLICATION

The provisions of this chapter shall control the design for residential swimming pools, spas and hot tubs. 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, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

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 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 aboveground 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 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.
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 1.75 inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 2.25 inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 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 1.75 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 greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:
 - 9.1 The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or
 - 9.2 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 its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. 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 touchpad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - 9.3 Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.
10. Where an aboveground 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, then:
 - 10.1 The ladder or steps shall be capable of being secured, locked or removed to prevent access, or
 - 10.2 The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, items 1 through 9. 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.



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RESIDENTIAL SWIMMING POOL PERMIT

PERMIT FEE: \$150.00

PLEASE ALLOW 3 - 5 BUSINESS DAYS FOR REVIEW OF THE POOL LOCATION PLAN.

POOL CONSTRUCTION WHERE POOL CONTRACTOR IS NOT RESPONSIBLE FOR REQUIRED BARRIER AND AUDIBLE ALARM SYSTEM (IF REQUIRED) MUST BE PERMITTED IN PROPERTY OWNER'S NAME ONLY.

<i>JOB SITE ADDRESS</i>	<i>CITY</i>	<i>ZIP CODE</i>
<i>NAME OF SUBDIVISION</i>		<i>LOT #</i>
<i>OWNER'S NAME</i>	<i>MAILING ADDRESS</i>	<i>PHONE #</i>
<i>CONTRACTOR NAME</i>	<i>MAILING ADDRESS</i>	<i>PHONE#</i>
<input type="checkbox"/> VINYL <input type="checkbox"/> GUNITE <input type="checkbox"/> FIBERGLASS <input type="checkbox"/> IN-GROUND <input type="checkbox"/> ABOVE-GROUND		
<i>PROPERTY IS ON:</i> <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <i>IF ON SEPTIC PLEASE PROVIDE APPROVAL</i>		
<i>POOL SIZE</i>	<i>ESTIMATED COST OF CONSTRUCTION</i>	
<i>ANY OTHER FEATURES BEING BUILT WITH POOL? (SUCH AS OUTDOOR FIREPLACES, OUTDOOR KITCHEN, B-B-Q PIT, POOL/BATH HOUSE, ARBOR, OUTDOOR GAS GRILL, ETC.) IF YES, PLEASE LIST ALL THAT APPLY. ADDITIONAL PERMITS MAY BE REQUIRED.</i>		
DEPARTMENT USE		
<i>DEVELOPMENT:</i> _____ 770-443-7601 (Zoning District) (Setbacks) (Approval Signature & Date)		
<i>TAX COMMISSIONER:</i> _____ 770-443-7581 (Parcel #) (Property Taxes Current / Paid) (Approval Signature & Date)		

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

DATE

SIGNATURE OF PROPERTY OWNER/APPLICANT

SUBSCRIBED AND SWORN BEFORE ME ON THE

____ DAY OF _____, 20 ____

SIGNATURE OF NOTARY



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SWIMMING POOL BARRIER NOTICE

Please be advised that I, _____,
will be responsible for scheduling the final inspection and being present on-site for final
inspection for the pool located at _____.

I, _____, will be responsible for
installing the barrier / fence around the pool. It is understood that the barrier / fence must comply
with Appendix G of the 2006 International Residential Code for 1 & 2 Family Dwellings.
Appendix G requires a **48 inch (4 feet)** barrier/fence height requirement. Access gates shall be
self-closing with a self-latching device. If unfamiliar with Appendix G, a copy of Appendix G
can be obtained from the Paulding County Building & Permitting Division. It is understood the
pool area is to be locked to exclude all persons unless a responsible person is at the pool. I certify
the person identified above has been explained the requirements the 4 foot barrier for which
there are no exceptions.

If the house serves as part of the barrier, additional protection shall be provided such as an
audible alarm that serves as a warning that the pool area has been compromised. Pool alarms
shall be listed in compliance with UL 2017 as specified in Appendix G.

Failure to install the barrier as required per code will result in revocation of the permit.

Signature Homeowner

Signature Pool Contractor Authorized Rep

Homeowner's Name Printed & Date

Authorized Rep Name Printed & Date

Notary Signature & Date (if homeowner signs)

Building & Permitting Division Staff & Date