



Department of Community Development (Updated 2020)

Standard Operating Procedures For Swimming Pools

The City of Seabrook adheres to and enforces the 2015 International Residential Codes (Appendix G Swimming Pool Code), 2015 International Building Codes, and the 2017 National Electrical Code. *Note: This document is not all inclusive.*

1. **Building permit** – All swimming pools built in Seabrook require a building permit. Plans must be submitted in digital or one paper copy and shall include, at a minimum, the following:
 - 1.1 A survey of the property.
 - 1.2 A plot plan showing the pool location on the property including the pool equipment, shade structures, summer kitchens, and decks. Pool equipment and decking shall be located a minimum of 24" from property line. The pool structure shall be located a minimum of 5'-0" from any property line, and may not encroach any Utility Easements..
 - 1.3 A detail drawing reflecting the methods and materials to be used. The depth of the pool must be shown as well as the distance to any existing structures or property lines.
 - 1.4 Pools located within 5' from the water's edge to any structure's foundation must provide an engineer Sealed pool structure detail.
 - 1.5 If the pool is to project above the ground or be supported by piers, provide engineer sealed structural details
 - 1.6 A list of equipment to be installed. Note if a backwash line to a p-trap into the main sewer line is to be installed.
 - 1.7 A barricade of the pool must be maintained at all times during construction.
 - 1.8 Provide a gas riser diagram showing pipe section size/length, fixture btu's, developed length, and total system btu's (for proposed pool heater).

2. **Stakeout inspection**
 - 2.1 Permit posted on site (For all Inspection).
 - 2.2 Must have City-approved plans posted on site.
 - 2.3 Perimeter of pool excavation marked in yard with stakes or paint.

3. **Pool Steel inspection**
 - 3.1 Pool site must be completely fenced at the time of inspection. A temporary construction barricade at a minimum of 4' in height is acceptable during construction.
 - 3.2 Steel – concrete cover for reinforcing bars shall be a minimum of 2".
 - 3.2.1 No steel in ground supporting reinforcing steel.
 - 3.2.2 No standing water obstructing view of steel.
 - 3.2.3 No major cave-ins affecting pool integrity.

4. **Plumbing Cover and Gas Test inspection** *Note: also request Gas Test if applicable when scheduling this inspection.*
 - 4.1 All materials must be approved per IRC and IPC.



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- 4.2 All backwash piping must go to the sanitary sewer. Must have a minimum 4" P-trap at or near house cleanout.
 - 4.3 Pool fill must have a testable backflow protection device located a minimum 12" above pool coping.
 - 4.4 All appliances must be installed per manufacturer's specifications (leave paperwork on site).
 - 4.5 Gas-fired pool heaters must be a minimum of 4' from operable windows (see manufacturer's specifications).
 - 4.6 Install a sediment trap for pool heater.
 - 4.7 Gas piping for pool heaters, fireplaces, and fire pits must comply with sizing of the IRC and IPC tables and installation requirements.
 - 4.8 Gas piping requires a test with a diaphragm gauge – minimum 5 Psi.
 - 4.9 High-pressure gas lines must stub up at meter location only. Center point Energy will connect. Regulators must be installed at required appliance location.
5. Electrical Cover inspection
- 5.1 Burial depth of PVC conduit is a minimum of 18" (6" if metallic conduit).
 - 5.2 Bonding of pool at pool equipment. Use water resistant epoxy at ground connection in wet niche for light.
 - 5.3 Bond all metal objects within 5' of water's edge including: fences, metal window / door frames, and gutters.
6. Deck Steel inspections
- 6.1 Bonding of decking steel reinforcing.
 - 6.2 Bond rails, ladders, and slides containing metal parts installed inside 5' of water's edge.
 - 6.3 Expansion joints in place in new work and at existing structure (foundation).
 - 6.4 Min. 3.5" consistent depth of decking makeup.
7. Final inspections (Schedule when owner or representative will be home)
- 7.1 Permanent fencing/gates are in place.
 - 7.2 All fencing/gates shall be at least 48" in height above grade. Maximum clearance between grade and bottom of barrier shall be 2".
 - 7.3 Gates shall open outward from pool and shall be self-closing and self-latching.
 - 7.4 All latching devices must be located a minimum of 54" from the bottom of the gate. Where the latching device is located less than the 54", the following shall apply:
 - 7.4.1 The release mechanism shall be located on the pool side of gate at least 3" below the top of gate.
 - 7.4.2 The gate and barrier shall have no opening larger than 1/2-inch within 18" of the release mechanism.
 - 7.5 All doors with access to pool should have an audible alarm. Doors with access to pool area from garage must be self-closing or have an audible alarm.
 - 7.6 All electrical equipment functions properly.
 - 7.7 Site Drainage must not be altered by pool construction and should drain to street.

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