

CODE REQUIREMENTS FOR SWIMMING POOLS

Localities in Virginia enforce the regulations established by the Virginia Uniform Statewide Building Code (VUSBC) regarding the installation, use and maintenance of all swimming pools, hot tubs and spas for both private and public residential and commercial pools.

No persons shall begin construction of a swimming pool nor substantially alter or reconstruct any swimming pool without having first submitted construction plans and specification to the local building department for review and approval. No work shall be commenced until having first obtained the required permits for the pool, electrical work, mechanical work and fence or barrier protection as required by the regulations.

It is unlawful for any person to construct, maintain, use, possess or control any swimming pool not properly protected by a permanent fence or barrier in accordance with the regulations regardless of the date of construction. Any person who shall violate any provisions of the regulations may be subject to legal action as allowed by the VUSBC.

PERMITS

Building Permit. A building permit is required for the installation of all new and replacement swimming pools, hot tubs and spas.

Electrical Permit. An electrical permit is required for any electrical circuits or electrical work added for the pool and a gas or mechanical permit is required for pool heaters or other mechanical equipment for the pool.

Land Disturbance Permit. A land disturbance permit is required for in-ground pool construction when the combined construction (excavation, staging of excavated material, associated construction traffic, etc.) exceeds 2,500 square feet. An application for exception to the Chesapeake Bay Preservation Ordinance is required for any new construction or additions / modifications to above / in-ground pool (liner replacement, apron replacement, etc.).

The property owner is responsible for ensuring the pool is properly protected by a fence or barrier meeting code requirements during construction and after completion and approval.

The permit holder is responsible for assuring all inspections have been completed and approved including fence protection prior to using the pool. The following information is required to obtain a permit:

1. A site plan shall be submitted that accurately show the dimensions and construction of the pool to include walks, fence enclosures and proposed distances to lot lines.
2. The wall of a pool and associated decking and/or patio slabs shall not encroach on any set back required by the governing zoning ordinance.