



ONGROUND STORABLE RESIDENTIAL SWIMMING POOL PERMIT SUBMITTAL GUIDE

Pennsylvania Uniform Construction Code (UCC) referencing the International Residential Code & the International Swimming Pool and Spa Code as adopted by Manheim Township Ordinance, requires that a building permit be obtained for all pools capable of holding 24" or more of water.

STORABLE POOLS THAT ARE LESS THAN 24" DEEP ARE EXEMPT FROM THESE REQUIREMENTS

Storable pools with walls less than 48" high will require the installation of a pool barrier/fence around the entire pool per the Section 305 of the 2021 International Swimming Pool and Spa Code

BUILDING PERMIT REQUIREMENTS

The following items are to be submitted for the purpose of obtaining the required permit.

• BUILDING PERMIT APPLICATION

Complete the [Application for Zoning Review, Building Plan Examination, and Building Permit](#). It is necessary to fill out all applicable areas of the permit application including the signature of the permit applicant. Our staff will assist applicants with questions regarding the permit application.

• PLAN REQUIREMENTS – ONGROUND STORABLE POOLS

- **Submit two (2) copies of the pool specifications to include the following:**
 - **Complete Manufacturer's Specifications / Installation Instructions.**
 - Pool bladder or shell specifications and listing information (if applicable)
 - Pool equipment specifications for pool pumps, pool filters and/or pool heaters
 - Pool pumps are to be listed to UL 1081
 - Pool pumps shall be provided with a 3-prong, grounding-type plug that includes a ground fault circuit interrupter (GFCI) as part of the plug OR a pool pump with a GFCI located on the power supply cord within 12 inches of the attachment plug
 - Pool pumps / circulation equipment to provide a turnover of water once every 12 hours
 - **Pool Ladder Specifications.** Include manufacturer and type of ladder
 - A ladder meeting entrapment testing per APSP 4 OR a ladder with a barrier installed to prevent children from swimming behind ladder or through stair risers is required
 - **Electrical Specifications.** Provide a plan or written narrative describing how power will be provided to pool equipment. Permanent, fixed and code compliant wiring is to be installed for pool power. Extension cord(s) are prohibited for use in providing power to pool equipment.
 - A GFCI protected, Weather Resistant (WR), Tamper Resistant (TR) grounded receptacle is to be located not less than 6 feet from the outside of the pool. Non-TR receptacles are permitted if existing receptacle is being used.
 - An extra duty in-use type "bubble" cover is needed over pool receptacle
 - New exterior wiring is to be UF type cable or wet rated individual conductors in conduit
 - All new underground conduit/wiring is to be no less than 18" deep & inspected before backfill
- **Submit four (4) copies of a site plan** that identify the pool with dimensions from the edge of water surface to all adjacent property lines and overhead electrical lines if applicable. Include all existing and proposed buildings (residence, detached garages and accessory structures) with square footage of each structure, driveways, sidewalks, and other impervious coverage with square footage of each. Refer to the attached Zoning Requirements and Sample Site Plan at the end of this guide for more and specific zoning regulations

- **BUILDING PERMIT FEES**

- Building Permit Review/Inspection Fee \$50.00
- Planning and Zoning Review Fee \$50.00
- PA Uniform Construction Code Fee \$4.50

If an elevated wood deck is installed as part of an above ground pool, additional fees will be assessed.

A payment invoice will be provided to the permit applicant prior to the permit issuance.

INSPECTION & CERTIFICATE OF USE AND OCCUPANCY REQUIREMENTS

- Pools shall not be used until a Manheim Township Code Official approves the Final Electrical and Final Pool Inspections. A Code Official will issue a Certificate of Use and Occupancy (CUO) upon approval of all required inspections.
- **A Certificate of Use and Occupancy (CUO) issued for a storable pool is valid in perpetuity without additional permitting and inspections provided the pool size, location, ladder and/or electrical installations have not changed.**
- **ABOVE-GROUND POOL INSPECTIONS:**
 1. **Electrical Underground** conduit and wiring prior to backfill (if applicable)
 2. **Final Electrical** – Ground fault protected receptacle (GFCI) with in-use extra duty “bubble cover” for pool pump, pool pump motor, filter, heater (if applicable)
 3. **Final Pool** – Installation performed in accordance with the pool manufacturer’s installation instructions, pool ladder (removable or fold-up locking type). Landscape screening (trees and/or shrubs) and setback requirements per the Township approved site plan, as required by the Planning & Zoning Department
 4. **Bonding** – All metallic parts associated with the pool shell and related equipment are to be bonded per NEC requirements. Applies to pool shells that are metallic.

2021 IRC & ISPSC CODE REFERENCES

The following code sections are applicable for Inground and above ground pool installations. This list, although not all inclusive, provides guidance on some important code provisions.

- **IRC E4203.7 Overhead conductor clearances.** Storable pools and the area extending not less than 10 feet horizontally from the inside of the walls of the pool shall not be placed under existing service-drop conductors, over-head service conductor, or any other open overhead wiring if installed within 22.5 feet.
- **IRC E4203.1.3 GFCI protection.** All 15- and 20-ampere, single phase, 125-volt receptacles located within 20 feet of the inside wall of the pool shall be protected by a ground-fault circuit-interrupter.
- **IRC E4207.1 Pumps.** A cord and plug-connected pool filter pump for use with storable pools shall incorporate an approved system of double insulation or its equivalent and shall be provided with means for grounding only the internal and non-accessible noncurrent-carrying metal parts of the appliance. Cord and plug-connected pool filter pumps shall be provided with a ground-fault circuit interrupter that is an integral part of the attachment plug or located in the power supply cord within 12” of attachment plug.
- **ISPSC 701.5 Installation.** Onground storable pools shall be installed in accordance with the manufacturer’s instructions.
- **ISPSC 702.2.1 Barrier required.** Ladders in the pool shall have a physical barrier to prevent children from swimming through the riser openings or behind the ladder.
Exception: Barriers for ladders shall not be required where the ladder manufacturer provides a certification statement that the ladder complies with ladder entrapment test requirements of APSP 4.
- **ISPSC 705.2 Safety signs for ladders.**
 - **ISPSC 705.2.1.3 Type A, A-frame ladders.** Type A double access A-frame ladders shall have the following words posted on the ladder: “REMOVE AND SECURE LADDER WHEN POOL IS NOT OCCUPIED.”
 - **ISPSC 705.2.1.4 Type B, A-frame ladders.** Type B limited access A-frame ladders shall have the following words posted on the ladder: “SECURE LADDER WHEN POOL IS NOT OCCUPIED.”

PLANNING AND ZONING REQUIREMENTS

Manheim Township Zoning Ordinance 2014, Section 2104

1. All swimming pools which have the capability to contain more than twenty-four (24) inches of water shall be enclosed by a permanent fence which is at least four (4) feet in height. No fence will be required for above-ground permanent pools which have sides which are at least four (4) feet above grade and access to the pool can be secured, unless the Zoning Officer determines that conditions warrant greater safety measures. However, all above-ground permanent pools shall be screened by a landscape screen, which shall be composed of shrubs that have a minimum height of at least four (4) feet, measured from the ground level, at the time of planting.
2. Pool shall NOT be within ten (10) feet of any property line which shall be measured from the nearest water surface.
3. Pool shall NOT be permitted between the building setback line and the street line.

ADDITIONAL ZONING REQUIREMENTS

1. No structure(s) shall be permitted to be placed in any easement (stormwater or utility); this includes but is not limited to pools, fences, playground equipment, sheds, and gazebos. This applies to new and existing structures. (Subdivision Land Development Ordinance).
2. Fences shall not be more than 6 feet in height.

If you need information on the setback lines for the property, or if you have any other questions related to the zoning ordinance, contact the Planning & Zoning Department at (717) 569-6406 x 7.

ZONING SITE PLAN REQUIREMENTS

The following must appear on all site plans:

- ◆ Location of all property lines. Include exact length of all property lines and include the size of your lot in square feet.
- ◆ Location of all existing buildings and improvements, including the residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other impervious surface.
- ◆ Location of all proposed projects and other improvements, including but driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and other impervious surface.
- ◆ Exact dimensions, including the area calculations in square feet, of all existing and proposed improvements on the property, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other impervious surface.
- ◆ Exact dimensions from all existing and proposed improvements to all property lines, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, and any other impervious surface.
- ◆ Location of all easements on the property, both public and private including the exact dimensions of the easements.
- ◆ Location of the 100-year floodplain and the 100-year floodplain elevation, if applicable. Boundaries of the 100-year floodplain must be field staked prior to any on site construction, if applicable.
- ◆ Location and dimension of any clear sight triangles on the property. (See notes below)
- ◆ Location of all required Manheim Township building setback lines.
- ◆ Location of all public street rights-of-way.
- ◆ Location of all public streets, including curb and sidewalk, if applicable.
- ◆ Location of an on-lot sewage system, if applicable.
- ◆ Location of all wetland areas, if applicable.
- ◆ Location of all Municipal boundaries, if applicable.

- **SITE PLAN NOTE REQUIREMENTS**

- ♦ Any lot which contains a recorded easement or right-of-way MUST have the following note on the site plan:

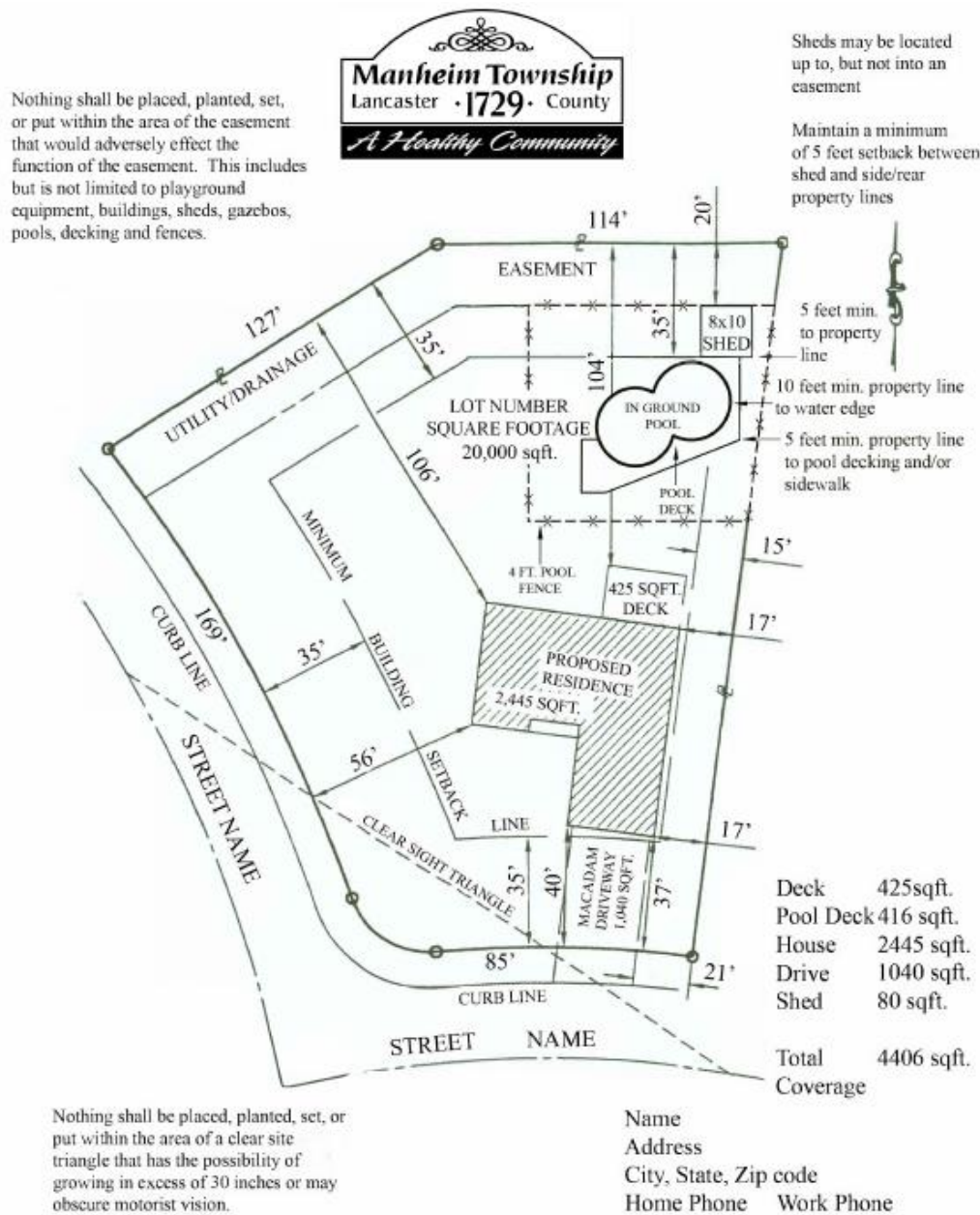
“Nothing shall be placed, planted, set, or put within the area of the easement that would adversely affect the function of the easement.”

- ♦ Any lot which contains a 100-year floodplain MUST contain the following note:

“Any proposed improvements to be located within the 100-year floodplain shall be in accordance with the Manheim Township Floodplain Ordinance, 2015 as amended.”

- ♦ Any lot which contains a 100-foot clear site triangle MUST have the following note written on the site plan:

“Nothing shall be placed, planted, set, or put within the area of the 100-foot clear site triangle that has the possibility of growing in excess of 30 inches or may obscure motorist vision.”



TYPICAL POOL SITE PLAN

SCALE: 1" = 40'0"