TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

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BUILDING, ENGINEERING, PLANNING and ZONING DIVISIONS

Building Division
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SWIMMING POOLS, SPAS AND HOT TUB PERMIT PROCESS

You will need the following:

1. Fill out a Building Permit and Zoning Permit Application (https://farmingtonct.viewpointcloud.com).
2. Plot plan or survey map, showing accurately where structure will be placed.
   *It will be the applicant's responsibility to provide the Zoning Enforcement Officer with assistance in locating the lot lines in the field. If the information provided is unclear, the Office of Planning and Zoning may require an increase in the setback in question, survey and/or the lot lines may be required to be located by a surveyor. *
3. Certificate of Insurance showing Worker's Compensation or fill out appropriate StateWorker's Compensation Form
4. Specifications on pool, filter (DE filter that recycles the water), Floating alarm, and Fence.
5. If the property will be on Well/Septic, please contact Farmington Valley Health District for further information – 860-352-2333 (www.fvhd.org)
6. Knowledge of CBYD (www.cbyd.com) protocol in accordance with CT Stet Agencies §16-345-6

In-Ground Pools:

- Engineer's structural drawing of pool (showing at least 4' high fence) with Engineer's Seal.

Propane Tank for Pool Heater (if applicable)

- Need Plot Plan showing size and location.
- Fill out an additional Building Permit Application (https://farmingtonct.viewpointcloud.com)

Hot Tubs

- If hot tub is capable of holding more than 2 feet of water – the State Building Code requires a building permit and a fence, locking gate, or cover. No alarm needed.

Portable Swimming Pools

- If pool is capable of holding more than 2 feet of water, the State Building Code requires a permit and a code compliant barrier around the pool. If the wall of the house is part of the barrier, alarms on the doors to your home are required.

Pool Inspections: 24 hr notice

Above-Ground Pools

* Electrical and Pump Location *(Leave Trench Open)*
* Final Inspection - Filled

In-Ground Pools

* Electrical and Pump Location *(Leave Trench Open)*
* Inspect Before Pouring
* Inspect Before Backfilling
* Final Inspection - Fenced and Filled

Fees: You will be prompted to pay once all approvals are completed. Payment can be made online via Credit Card, by mailing in a Check, or can be made in person via Cash or Check.
If paying by Check, please make payable to "Town of Farmington".
Building Fee: $15.00 per thousand or any part of $1,000 based on total job cost.
Certificate of Occupancy Fee: $15.00
Zoning Fee: $60.00 (State Mandated)

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SWIMMING POOLS

Swimming pools and appurtenances such as decking and tennis courts shall be subject to the following requirements:

1. **Shall be located behind the longest rear wall of the principal building or in the rear half of a lot containing frontage on one street. In the rear yard as measured from the longest rear wall of the principal building but not beyond the middle third of a through lot as measured from the street the principal use is closest to. In the case of a corner lot, to the rear half of a lot as measured from the longest wall with respect to both streets or in the rear half of a lot as measured from both streets, or a combination thereof. To the rear of the home as measured from the longest wall with respect to two streets or in the rear half of a lot as measured from two streets or combination thereof where a lot is bounded by three or more streets.**

2. **Shall be at least 25 feet from any street line.**

3. **Shall meet the side and rear yard requirements for the zone in which it is located shown in Article 111. Section 6. of the Planning and Zoning Regulations, except in R40 and R80 zones where the rear yard requirement shall be 25 feet.**

4. **Shall require a Planning and Zoning Permit.**

Note: There is no restriction as to the location of patios, sidewalks or fencing set on the ground that may be used to surround a pool. Any equipment ancillary to the pool such as filter, heater, ladder and/or slide must be located in the same manner as the swimming pool.

R80	**Side yard 40 feet**	**Rear yard 25 feet**
R40	**Side yard 25 feet**	**Rear yard 25 feet**
R30	**Side yard 15 feet**	**Rear yard 25 feet**
R20	**Side yard 10 for one 30 for both**	**Rear yard 25 feet**
R12	**Side yard 10 feet**	**Rear yard 25 feet**
R12LG	**Side yard 10 feet**	**Rear yard 25 feet**
R9	**Side yard 10% of frontage not over 10 feet**	**Rear yard 25 feet**

See Zoning text for cluster development.

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SWIMMING POOLS, SPAS AND HOT TUBS

GENERAL REQUIREMENTS

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools and spas. The pools and spas covered by this code are either permanent or temporary and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing or wading.

SECTION 202
DEFINITIONS

BARRIER. A permanent fence, wall, building wall, or combination thereof that completely surrounds the pool or spa and obstructs the access to the pool or spa. The term "permanent" shall mean not being able to be removed, lifted, or relocated without the use of a tool.

FILTER. A device that removes undissolved particles from water by recirculating the water through a porous substance such as filter medium or elements.

RESIDENTIAL SWIMMING POOL (Residential Pool). A pool intended for use that is accessory to a residential setting and available only to the household and its guests that is capable of containing water more than 24" deep. Other pools shall be considered to be public pools for purposes of this code.

SAFETY COVER. A structure, fabric or assembly, along with attendant appurtenances and anchoring mechanisms, that is temporarily placed or installed over an entire pool, spa or hot tub and secured in place after all bathers are absent from the water.

SUCTION OUTLET. A submerged fitting, fitting assembly, cover/grate and related components that provide a localized low-pressure area for the transfer of water from a swimming pool, spa or hot tub. Submerged suction outlets have been referred to as main drains.

SECTION 305
BARRIER REQUIREMENTS

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable *safety cover* complying with ASTM F1346 and swimming pools are equipped with a powered *safety cover* that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

305.1.1 Construction fencing required. The construction sites for in-ground swimming pools and spas shall be provided with construction fencing to surround the site from the time that any excavation occurs up to the time that the permanent barrier is completed. The fencing shall be not less than 4 feet (1219 mm) in height.

305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7.

305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.
2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.
3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa
4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

305.2.2 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

305.2.3 Solid barrier surfaces. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

305.2.4 Mesh fence as a barrier. Mesh fences, other than chain link fences in accordance with Section 305.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.
2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.
3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall be not greater than 4 inches (102 mm) from grade or decking.
4. An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices

include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye-type latch incorporating a spring actuated retaining lever such as a safety gate hook.

5. Where a hinged gate is used with a mesh fence, the gate shall comply with Section 305.3.

6. Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.

7. Mesh fences shall not be installed on top of onground *residential* pools.

305.2.4.1 Setback for mesh fences. The inside of a mesh fence shall be not closer than 20 inches (508 mm) to the nearest edge of the water of a pool or spa.

305.2.5 Closely spaced horizontal members. 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 pool or spa side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.

305.2.6 Widely spaced horizontal members. 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, the interior width of the cutouts shall not exceed 1 3/4 inches (44 mm).

305.2.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 1 3/4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1 3/4 inches (44 mm).

305.2.8 Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). The angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.

305.2.9 Clear zone. Where equipment, including pool equipment such as pumps, filters and heaters, is on the same lot as a pool or spa and such equipment is located outside of the barrier protecting the pool or spa, such equipment shall be located not less than 36 inches (914 mm) from the outside of the barrier.

305.3 Doors and gates. Doors and gates in barriers shall comply with the requirements of Sections 305.3.1 through 305.3.3 and shall be equipped to accommodate a locking device. Pedestrian access doors and gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

305.3.1 Utility or service doors and gates. Doors and gates not intended for pedestrian use, such as utility or service doors and gates, shall remain locked when not in use.

305.3.2 Double or multiple doors and gates. Double doors and gates or multiple doors and gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device.

305.3.3 Latch release. For doors and gates in barriers, the door and gate latch release mechanisms shall be in accordance with the following:

1. Where door and gate latch release mechanisms are accessed from the outside of the barrier and are not of the self-locking type, such mechanism shall be located above the finished floor or ground surface in accordance with the following:

1.2. At residential pools and spas, not less than 54 inches (1372 mm).

2. Where door and gate latch release mechanisms are of the self-locking type such as where the lock is operated by means of a key, an electronic opener or the entry of a combination into an integral combination lock, the lock operation control and the latch release mechanism shall be located above the finished floor or ground surface in accordance with the following:

2.1. At public pools and spas, not less than 34 inches and not greater than 48 inches (1219 mm).

2.2. At residential pools and spas, at not greater than 54 inches (1372 mm).

3. At private pools, where the only latch release mechanism of a self-latching device for a gate is located on the pool and spa side of the barrier, the release mechanism shall be located at a point that is at least 3 inches (76 mm) below the top of the gate.

305.3.4 Barriers adjacent to latch release mechanisms. Where a latch release mechanism is located on the inside of a barrier, openings in the door, gate and barrier within 18 inches (457 mm) of the latch shall not be greater than 1/2 inch (12.7 mm) in any dimension.

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier and where doors, gates or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor**,** doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be *listed* and labeled as a water hazard entrance alarm in accordance with UL 2017.

2. In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.

3. In dwellings that are required to be Accessible units,

Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.

5. A *safety cover* that is *listed* and *labeled* in accordance with ASTM F1346 is installed for the pools and spas.

6. An *approved* means of protection, such as self-closingdoors with self-latching devices, is provided.

Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

305.5 Onground residential pool structure as a barrier. An onground *residential* pool wall structure or a barriermounted on top of an onground *residential* pool wall structure shall serve as a barrier where all of the followingconditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 305.2 and the pool manufacturer allows the wall to serve as a barrier.

2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 305.2.

3. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 305.

4. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.

5. Barriers that are mounted on top of onground *residential* pool walls are installed in accordance with the pool manufacturer's instructions.

305.6 Natural barriers. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge not less than 18 inches (457 mm), a barrier is not required between the natural body of water shoreline and the pool or spa.

305.7 Natural topography. Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural barrier *approved* by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections 305.2 through 305.5.

SECTION 310
SUCTION ENTRAPMENT AVOIDANCE

310.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7).

Exceptions:

1. Portable spas and portable exercise spas *listed* and *labeled* in accordance with UL 1563 or CSA C22.2 No. 218.1.
2. Suction entrapment avoidance for wading pools shall be provided in accordance with Section 405.

ANSI/PHTA/ICC 7
SECTION 5 NEW CONSTRUCTION

5.1 General. Methods to avoid entrapment in circulation systems, swim jet systems, alternative suction systems, and debris removal systems…

5.3 Submerged suction outlets. When used, fully submerged Suction Outlet Fitting Assemblies (SOFA"s) and systems shall be certified in accordance with Section 4.3.1 Dual or multiple outlets piped in a single suction systems through a common suction line to a pump(s) **shall not be capable of being isolated by valves.**

5.3.1 Blockable outlets-dual separation. Dual outlets shall be separated by a minimum of 3 Feet (914 mm) measured from center to center of the Suction Outlet Fitting Assembly (SOFA) or located on two (2) different planes. Suction outlets shall not be installed in seating areas.

5.6 Outlet sumps in series. Two manufactured sumps or field-built sumps, with certified SOFAs, piped in series, are typically intended for debris removal. Between the debris suction outlet and the pump, one of the options shall be certified. The manufacturer of such debris removal system shall test and approve for the purpose at least one of these.

5.6.1 one (1) additional suction outlet (not in series) with Certified Suction Outlet Fitting Assembly (SOFA) located a minimum of 18 inches (457 mm) from the SOFA in the suction line to the pump(s); or

5.6.2 Engineered suction -limiting vent system; or

5.6.3 Certified manufactured SVRS or APPS.

SECTION 323
SAFETY

323.4 Pool alarm. Pursuant to section 29-265a of the Connecticut General Statutes, no building permit shall be issued for the construction or substantial alteration of a residential swimming pool at a residence occupied by, or being built for, one or more families unless a pool alarm is installed with the swimming pool. As used in this section, "pool alarm" means a device that emits a sound of at least 50 decibels when a person or an object weighing 15 pounds (6.8 kg) or more enters the water in a swimming pool.