

A GUIDE TO APPLYING FOR A SWIMMING POOL BUILDING PERMIT IN THE SLRD

This guide is for general guidance only. It does not replace bylaws or other legal documents.

This guide should be used in conjunction with all applicable regulations, including the SLRD Building Bylaw and the SLRD Zoning Bylaws.

The purpose of this guide is to describe the minimum building permit application requirements for a private *swimming pool*. The installation of a pool which has a surface area of 14 m² (150 ft²) or greater and a depth of 450 mm (18 in) or greater requires a building permit.

Definition of “Swimming Pool”

Building Bylaw 1611-2020

A *swimming pool* means an outdoor, private structure, fenced with a *swimming pool fence*, located wholly or principally in the ground, capable of being filled with water to a depth of 60 centimeters or more and constructed for the purpose of swimming, bathing or wading; but does not include ornamental water features, irrigation ponds, hot tubs or above ground pools accessed solely by means of a removable ladder.

A *swimming pool fence* means a fence that is:

- a) a minimum of 1.5 meters in height, with no openings greater than 100 millimetres,
- b) be designed to not facilitate climbing,
- c) equipped with a self-closing gate or door designed to return to a locked position when not in use and secured by a spring lock located on the top and inside of the gate and fence, except where the gate is greater than 1.5 m in width and provided for the purpose of vehicular access that is normally kept in a closed and locked position.

The setbacks applicable to *swimming pools* are required to meet the terms as set out in the applicable Zoning Bylaw.

A *swimming pool* proposed to be located in close proximity to a building may require a report from a professional engineer addressing the structural/geotechnical considerations with respect to the foundation of each structure.

A pool shed, housing the pool mechanical equipment, will be required to be included in the building permit, regardless of the building size.

All plans and specifications for in-ground *swimming pools* shall be prepared by a qualified professional engineer registered in BC and shall bear the signature and seal of the professional engineer.

The Building Code Letters of Assurance (applicable Schedules), for Structural and Geotechnical disciplines, Appendix D and current certificate of third party liability insurance are to be submitted at the time of application.

Building a Fence for your Pool

As per Section 3 (g), *swimming pool fence* requirements do not apply to those fences constructed prior to July 28, 2014.

Access to the *swimming pool*, other than through a building, shall be equipped with a self-closing gate or door designed to return to a locked position. (See Building Bylaw 1611-2020)

Pool covers are not an acceptable alternative to a fence that complies with the bylaw.

A building permit is required for construction of a pool fence, if the *swimming pool* exists. No person shall erect, add to, or replace, any fence or gate required by the bylaw except under written permit.

Indoor Swimming Pools

An indoor swimming pool can result in conditions where the indoor relative humidity exceeds normal values. This increased humidity must be addressed either through the installation of a mechanical ventilation system or by constructing a wall designed to work under humid conditions. In either case, a building permit is required and the design from a registered professional.

All doors leading into the pool area must be self-closing, self-latching and lockable doors.

Application Requirements

- 1) Completed building permit application form and Appendix C (original signed documents only) with appropriate construction values indicated.
- 2) If anyone other than the owner will be signing the application/Appendix C forms, a Letter of Authorization (Appendix B) must be submitted (original signed document only).
- 3) 2 sets of structural plans (original signed/sealed).
- 4) Structural Engineer for design and Geotechnical Engineer for ground bearing/slope stability will require Letters of Assurance from Professional Engineers, Appendix D, current certificate of third party liability insurance (original signed/sealed). Letter of Assurance for Mechanical is typically required for indoor pools. If there are more than two professional engineers working on the project, a Coordinating Registered Professional is required to submit Schedule A (Confirmation of Commitment by Owner and Coordinating Registered Professional).
- 5) Site Survey Plan (original sealed copy) - includes grades, elevations, easements, coveted areas , riparian areas, distance to all property lines, distances to all buildings and fence and gate locations.
- 6) Wedge Woods subdivision requires a Letter of Authorization from the Developer Approving Officer.
- 7) Sewage Disposal System (if applicable) - sewerage system filing application stamped by Vancouver Coastal Health/Interior Health Authority. Wastewater Practitioner or Engineer original signed/sealed design drawings.
- 8) Application processing fee (for construction value over \$200,000.00 the fee is \$2,030.00 , construction value less than \$200,000.00 the fee is \$530.00). The application processing fee is non refundable.

A damage deposit, if required, must be paid at time of application.

When the permit is ready to issue, the full permit fee, less the application processing fee, is to be paid.



Swimming Pool Plan/Layout

- 1) Shape, size and dimensions of pool.
- 2) Size and location of filter and heating equipment or accessory building housing the equipment.
- 3) Indicate the type of filtration system that is being proposed.
- 4) Pool water discharge proposals to be identified:
 - Outdoor deck drains to storm;
 - Indoor deck drains to sanitary;
 - Pool drains to sanitary;
 - Sand filters to sanitary;
 - Rock trenches may be permitted if storm and sanitary services are not available;
 - Cartridge systems discharge to sanitary
- 5) Pool depths.
- 6) Floor and wall details.
- 7) Footing and foundation wall details.
- 8) Drain tile specifications.
- 9) A *swimming pool* shall not be filled with water until after a successful final inspection and the permit is closed.

Need more information?

If you should have any questions or concerns about swimming pool permit requirements in the SLRD, please contact the Building Department at: bldgofficial@slrd.bc.ca



NEED HELP OR MORE INFORMATION? Please see the SLRD website at www.slrd.bc.ca or email: bldgofficial@slrd.bc.ca