

TOWNSHIP OF
—MIDDLETOWN—
BUCKS COUNTY

Swimming Pool,

Hot Tub,

Spa and Sauna

Requirements/Regulations

SWIMMING POOL INFORMATION ABOVE-GROUND & INGROUND

IN ORDER TO APPLY FOR A PERMIT, YOU MUST HAVE THE FOLLOWING:

- **Two(2)** plot plans indicating where on your property the pool is going showing distances from lot lines
- **Two(2)** plans of pool (construction for Inground Pools only)
- **Two(2)** fence plans – on plot plan
- **Four(4)** Topographic plans ****INGROUND POOL ONLY****
- **ALL PLANS MUST BE REVIEWED BY OUR TOWNSHIP ENGINEER – TRI-STATE ENGINEERS & LAND SURVEYORS INC – 215 357 5950**
- **IF PLANS ARE DENIED, ENGINEER WILL SEND A BILL ALONG WITH A DENIAL LETTER TO THE OWNER/CONTRACTOR DIRECTLY**
- A **\$300.00** bond must be paid for along with the permit fees to be held in escrow until all final inspections are completed. **A separate check is required for this fee.** When the final inspections are completed the **\$300.00** will be refundable to **whoever paid for the escrow fee.**

INGROUND/ABOVE-GROUND POOL SETBACKS:

- In any district, the pool must be at least six(6) feet from the rear property line
- Side yard setback requirements are the same as for houses
- If there is an easement, no part of pool or paving may be on easement
- Must be six (6) feet from house. Must be ten(10) feet horizontally from electrical wires
- *****IF PROPERTY ABUTS MORE THAN ONE STREET/ROAD OR STATE ROAD, PLEASE CONTACT OUR ZONING OFFICER*****

ABOVE-GROUND POOL

- Fence is required
- If there is a fence attached to the pool, the ladder or steps must be fenced
- Setback requirements are the same as for INGROUND POOLS

HOT TUB, SPA OR SAUNA

- Hot tub must have a self-locking lid
- Adhere to same setback requirements as for pools

FENCE REQUIREMENT

- FOR POOLS – Fence must be no less than forty-eight(48)"/four(4) feet high
- Fence must be at least four(4) feet from pool
- See SWIMMING POOL FENCE REQUIREMENTS ON PAGE 3

DECK REQUIREMENT

- In any district, the pool must be at least six(6) feet from the rear property line
- Side yard setback requirements are the same as for houses
- If there is an easement, no part of the deck or paving may be on an easement
- Must be six(6) feet from the pool

SWIMMING POOL FENCE REQUIREMENTS

Any outdoor swimming pool, including an inground or above-ground pool, hot tub or spa, shall be provided with a barrier that completely surrounds the swimming pool. The barrier shall comply with the following:

- The top of the barrier shall be at least 48" (4') above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two (2)" measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four (4)".
- Opening in the barrier shall not allow passage of a four (4)" diameter sphere.
- Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerance and tooled masonry joints.
- Where the barrier is composed of ornamental and vertical members and the distance between the tops of the horizontal members is less than forty-five (45)", the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed one and three quarters (1 ¾)" in width.
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is forty-five (45)" or more, spacing between vertical members, spacing between vertical members shall not exceed four (4)". Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-quarter (1 ¾)" in width.
- Maximum mesh size for chain link fences shall be 1 ¼" square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1 ¾".
- Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall be no more than 1 ¾".
- Access gates shall comply with the requirements of Paragraphs mentioned on Page 4 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outwards away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have self-latching device. Where the release mechanism of the self-latching device is located less than 54" from the bottom of the gate:
 - The release mechanism shall be located on the poolside of the gate at least three (3)" below the top of the gate and....
 - The gate and barrier shall have no opening greater than ½" within 18" of the release mechanism.
- Where an above-ground pool structure has the barrier mounted on top of the pool structure, and the means of access is a fixed or removable ladder or steps, the ladder or steps shall be surrounded by a barrier which meets the requirements of the above-mentioned paragraphs on Pages 4 & 5. A removable ladder shall not continue an acceptable alternative to enclosure requirements.

- Where a wall of a dwelling serves as part of the barrier, direct access to the pool through the wall shall be limited to doors and windows which met the following conditions:
 - Windows leading to the pool area shall have a latching device at least 54" above the floor.
 - All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen if present are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened. The alarm shall have a minimum sound pressure rating of 85 DBA at least 10' (3048MM) and the sound of the alarm shall be distinctive from other household sounds such as smoke alarms, telephones and door bells. The alarm shall automatically reset under all conditions. The alarm shall be equipped with manual means, such as touch pads or switches, to deactivate temporarily the alarm for a single opening from either direction such deactivation shall last for not more than 15 seconds. The deactivation touch pads or switches shall be located at least 54' (1372MM) above the threshold of the door. **The alarm must be UL-2017 listed.**
- The following shall be exempt from the provisions of this section:
 - A spa or hot tub with an approved safety cover
 - Fixtures which are drained after each use
- Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

A swimming pool may be lighted by underwater or exterior lights, or both, provided all exterior lights are located so that the light is neither directed nor reflected upon adjacent properties in such a manner as to be a nuisance or an annoyance to neighboring properties: Underwater lighting shall be in compliance with the applicable **NATIONAL ELECTRICAL CODE**. Further electrical information may be obtained by contacting Middle Atlantic @215 322 2626.

A swimming pool shall **NOT** be located under electrical wires.

MIDDLETOWN TOWNSHIP
SWIMMING POOL REQUIREMENTS & REGULATIONS

Any pool containing 24" or more of water or having a surface area of 250 square feet or more, whether constructed in or above-ground, must comply with the following requirements:

- 1) NO swimming pool shall be constructed, installed, enlarged or altered until a PERMIT has been obtained from Middletown Township.
- 2) Plans shall be submitted in duplicate showing dimensions and construction of the pool and plot plans
- 3) NO wall of a swimming pool shall be located on an easement and must be at least 6' from any rear property line and 6' from house. Front and side yards must be in accordance with the requirements of the Zoning Ordinance. Further information regarding zoning/setback information may be obtained by contacting our Zoning Officer.
- 4) At least one (1) means of egress shall be provided from the pool.
- 5) Swimming pools shall be designed and installed so that there is a pool water turnover at least every 18 hours. Filters shall not filter water at a rate in excess of five (5) gallons per minute per square foot of surface area.
- 6) Swimming pool and equipment shall be equipped to be completely emptied of water, and discharged water shall be disposed of in a manner that it will not create a nuisance to adjoining property.
- 7) Every person owning land where there is situated a swimming pool that contains 24" or more of water in depth shall erect and maintain thereon an adequate enclosure either surrounding the pool or the property. Such enclosures must comply with the **ATTACHED FENCE REQUIREMENTS**
- 8) Swimming pools shall be suitably designed and located so as not to become a nuisance or hazard to adjoining property owners or the public. Outdoor lights, if used, shall be shielded and not reflected toward adjacent properties.
- 9) Applicants desiring to build/install a pool shall submit two copies of a plot plan drawn to scale (**EXCEPT LEVITTOWN – ORIGINAL LEVITTOWN PLOT PLAN MUST BE SUBMITTED**) and sealed by a registered engineer or surveyor (See item e below which shows the following:
 - a) The boundary of the property, including all dimensions.
 - b) The location of all existing buildings, structures, patios, underground utilities, easements, vegetation and water courses.
 - c) Topographic contours at one (1) foot intervals with spot elevations at the corners of the property, the finished first floor, the deck or patio and the proposed pool. An assumed elevation in lieu of datum will be accepted.
 - d) The location of the proposed facilities: pool, fence, filter and drainage structures.
 - e) Topographic contours and engineers seal are NOT required on plans for above-ground pools.

10) The construction and installation of electrical wiring for equipment in or adjacent to swimming pools, to metallic appurtenances in or within five(5)' of the pool and to auxiliary equipment such as pumps, filters, and similar shall conform to Article 680 of the **NATIONAL ELECTRICAL CODE** as listed in Appendix B. Article 680-9 is just one of nine sections listed in Articles 680 and reads, "Service drop conductors and any other open overhead wiring shall not be located above the swimming pool or surrounding area extending ten(10)' horizontally from the pool edge or diving structure, observation stands, towers or platforms." Further electrical information may be obtained by contacting Middle Atlantic @215 322 2626.

POOL ENTRY ENCLOSURE SYSTEM

- Limits or delays access for swimming pools, spas, or hot tubs. This provides a means or a combination of means to exclude children from the pool, spa or hot tub area.
- A lockable, self-closing and self-latching gate at ground level
- The release mechanism is located at 59" above ground level
- Magnetic pool latch gate, with no mechanical interference to overcome during closure
- No amount of shaking, pushing, or pulling can disengage this latch. Only by lifting or pulling the release knob can the latch be released
- Magnet never loses power /Key lockable
- Low maintenance/Simple to install
- The top rail of the fence enclosure is a minimum of 50" above grade
- The bottom rail of the fence enclosure is 2" above grade
- The horizontal open air spacing between pickets does not exceed 4" between all vertical pickets and support posts
- The distance between the tops of the horizontal members is a minimum of 48"
- The access gate swings open outward away from the pool, spa or hot tub
- All sides of enclosure are prefabricated & ready for installation
- A set of polymer resin, glass-filled, composite alloy, tension-adjustable hinges is factory installed on the access gate
- Fence enclosure, gate & support posts manufactured from high strength extruded aluminum. Entire enclosure electro statically dry powder coated