



CITY OF BRECKSVILLE REGULATIONS FOR RESIDENTIAL POOLS

ZONING:

Pools and associated decks or walkways are permitted in the rear and side yards at least 10' from the property lines. Exception: R-8 must be 5' from side and 10' from rear property lines.

CONSTRUCTION:

- All pools must be grounded and bonded per the 2011 N.E.C. Article 680.
- All pools must have a minimum of a 4' barrier around them with maximum openings of less than 4".
- The barrier may be increased in height 6" for every 10' off the property line (see example).
- If you are constructing an above ground pool, the height of the pool can be subtracted from the total barrier height of four feet. For example, a pool that stands 4' off the ground does not need an additional barrier but if the pool stands 3'6" off the ground, an additional 6" of barrier must be placed on top of the pool or a barrier of at least 4' must be installed completely around the pool.
- All barriers around pools must have a self-closing, self-latching gate which must be locked when the pool is not in use. When the self-latching device is less than fifty-four (54) inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate.
- All ladders to above ground pools must be removed or secured to prevent access when the pool is not in use.

APPLICATION PROCEDURES:

Submit, in person, two sets of drawings which includes a site plan drawn to scale showing the overall property dimensions, location of the house and the proposed location of the pool including the dimensions to the side and rear property lines, the location of all pool equipment, type of barrier - height and location, the method of drainage, lighting, electrical, and heating diagrams. Additional drawings of the completed installation should be included (product brochures with the specific unit to be installed highlighted, is acceptable).

WHEN THESE PLANS ARE SUBMITTED, THE APPROPRIATE FEES PAID (BELOW), AND AN APPLICATION FOR A BUILDING PERMIT IS COMPLETED IN OUR OFFICE, THE **10 DAY** WAITING PERIOD BEGINS.

<u>FEES:</u> Above ground pool.....	\$50.50	Heating.....	\$50.50
In-ground pool.....	\$75.75	Plumbing.....	\$50.50
Electrical.....	\$50.50	Fence.....	\$30.30

INSPECTIONS:

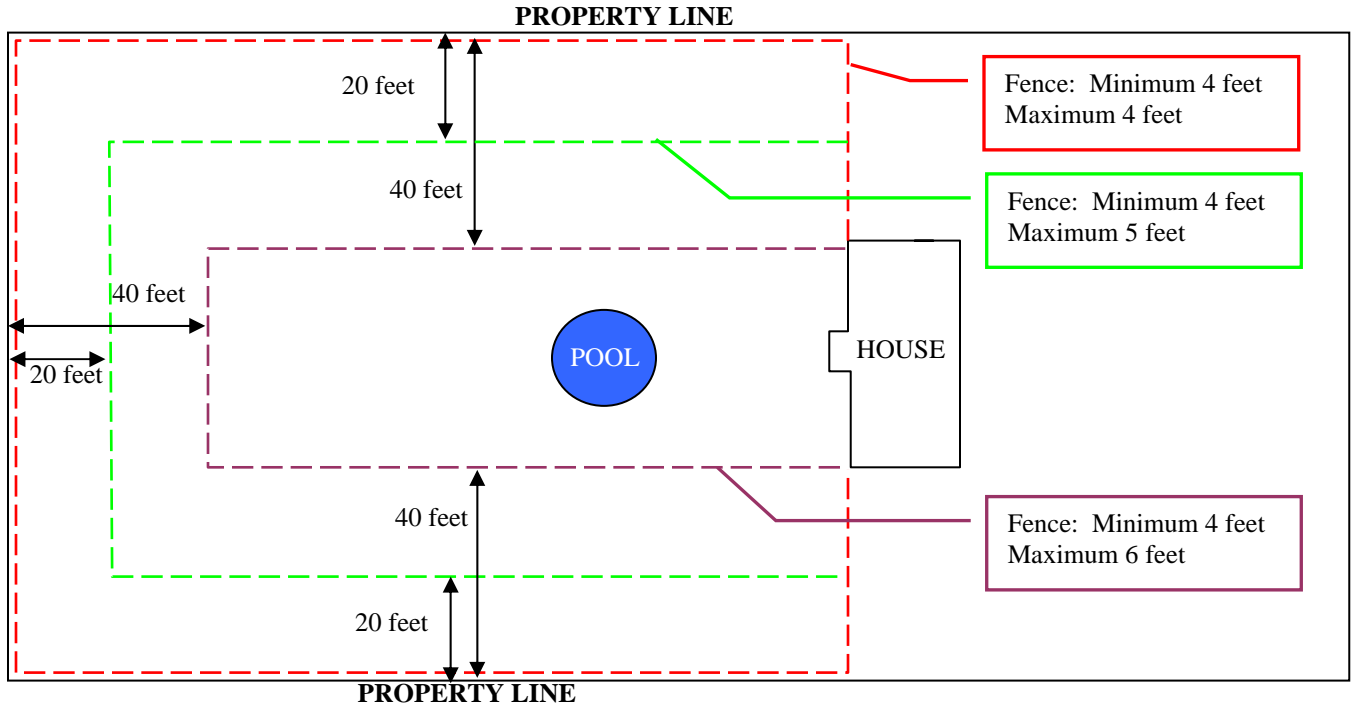
* Inspections must be scheduled with the Building Department 24 Hours in advance.

You or your contractor must call for all inspections of work that will be concealed before covering (pool bonding, all underground plumbing, electrical, pre-pour of concrete work) and a final inspection when project is finished.

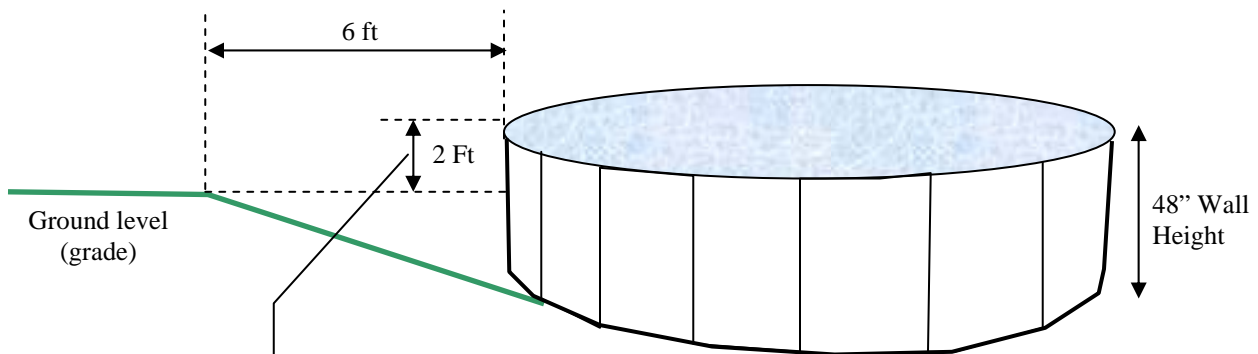
**CHECK YOUR DEED TO BE SURE POOLS ARE PERMITTED IN YOUR SUBDIVISION
ALL CONTRACTORS MUST BE REGISTERED BEFORE ANY PERMITS WILL BE ISSUED**



FENCE HEIGHTS ***FOR POOLS ONLY***



In the case of above ground pools, the shortest height measured within six (6) feet of the exterior walls of that portion of the pool above grade level may be used in the calculation of the height requirement.



Example: The shortest height measured within 6 ft from grade to top of pool wall is 2 ft, therefore a 2 ft high barrier is required on the pool walls to maintain the minimum 4 ft barrier height.