

SWIMMING POOLS

I. WHEN IS A BUILDING PERMIT REQUIRED FOR A SWIMMING POOL?

A building permit is required for all private and public swimming pools. A private swimming pool is any constructed pool, twenty-four (24") or more in depth, which is used, or intended to be used as a swimming pool in connection with a one, two or three family dwelling and available only to the family of the householders and their private guests. Any swimming pool other than a private pool shall be classified as a public swimming pool.

II. WHAT CODES/REGULATIONS ARE APPLICABLE?

All work performed must be in accordance with the Cincinnati Zoning Code, the Cincinnati Building Code, the Ohio Building Code (OBC), the Ohio Administrative Code and all other applicable laws and ordinances.

Contact the following agencies:

Building and Zoning Code Plans Examination – 352-3313

Metropolitan Sewer District – 352-4311

Ohio Department of Health (Public Pools Only) – 1-614-644-3543

III. HOW DO I OBTAIN A PERMIT FOR A PRIVATE OR PUBLIC POOL?

Complete a building permit application and submit three copies of plans for above and inground swimming pools to the Permit Center, 805 Central Avenue, Suite 500, Cincinnati, OH 45202. A plan review fee must be paid at the time of application. The plans shall include the following:

A. Plot Plan – Drawn to scale showing the following:

1. Property lines (and property dimensions)
2. All existing structures and the proposed pool
3. Dimensions from the pool to property lines and to any other nearby structure
 - a. Swimming Pools must be located in the rear yard only. No part of the pool, pool enclosures, deck, deck handrails, etc. may exceed 6' in height above grade. However, decks and railings for above ground swimming pools may be up to 8' in height if located at least 4' from all property lines.
4. North arrow
5. Existing site grades and proposed alterations to site grading. (See Excavation and Fill permit)
6. Swimming pools are typically located in the rear yard.

B. Construction Details

1. The pool and its structural elements shall be capable of accommodating all loading conditions in accordance with accepted design practices.
2. Any pool containing twenty-four (24) inches or more of water shall have an enclosure surrounding the pool area.
3. The enclosure shall extend not less than 4 feet above the ground. All gates shall be self-closing and self-latching with the latches placed at least 4 feet above the ground.

4. At least one means of egress shall be provided to the pool. Treads of steps and ladders shall have slip-resistant surfaces handrails.
5. The pool and equipment shall be equipped to be completely emptied of water. The discharged water shall be disposed of in an approved manner.

IV. ADDITIONAL INFORMATION REQUIRED FOR PUBLIC SWIMMING POOLS

All public swimming pools are required to have approval by the Ohio Department of Health in accordance with Rule 3701-31-03 of the Ohio Administrative Code.

The approval of all City, County and State authorities having jurisdiction over swimming pools shall be obtained by the applicant before applying to the Code Official for approval. Certified copies of these approvals shall be filed as part of the supporting data for the plan approval application. Public pools, and towers or slide structures exceeding three meters in height, shall be engineered and designed to withstand all applied loads. The towers or slide structures shall be provided with a stairway designed and constructed in accordance with the OBC.

V. WHAT HAPPENS AFTER I APPLY FOR MY PERMIT?

The aforementioned agencies will review the application. If any of the agencies has questions or comment, they will contact the person listed on the application. Upon receipt of the necessary approvals, the Permit Center will notify the applicant that the permit is ready and the balance of the permit fee will be due.

VI. WHAT IS REQUIRED AFTER THE PERMIT IS ISSUED?

All work must be performed in accordance with the approved plans, the Cincinnati Zoning Code, Cincinnati Building Code, Ohio Basic Building Code, National Electric Code, and other applicable ordinances. A plumbing permit may be required, call 352-3280. The permit will expire if work is not started, is postponed, abandoned, or an inspection is not requested within one year of the issue date.

VII. INSPECTIONS REQUIRED (24-hour minimum notice)

Contact Building Construction Inspections (BCI) at (513) 352-3267 and the Ohio Department of Health at 1-614-644-3543.

Note: ELECTRICAL PERMITS are required for all swimming pools. Contact Inspection Bureau Incorporated (IBI) at (513) 381-6080 for Electrical Inspections.