



CODE TOPICS

2017 FBC 6th ED SECTION 454.2 RESIDENTIAL SWIMMING POOLS

RESIDENTIAL POOL PLAN CHECKLIST

TOPIC BACKGROUND

Over the years we have seen widely varying amounts of information on pool plans by Contractors, from hand drawn sketches on plain paper and handwritten equipment list on separate paper to very concise and defined plan and equipment specifications with all the information necessary for a reviewer to see code compliance. This is to offer help to arrive at the latter. Complete and accurate information is necessary for (1) your customer to know what they are getting (2) a successful Permit Review and (3) so your subcontractors can give you the best product.

WHAT THE CODE SAYS

All of the following information is needed to show compliance with FBC and adopted ANSI/APSP standards:
POOL SPA PLAN

- Owner name and project site address, verified from County Property Records.
- Dimensioned and to scale, pool and deck plan shown in relation to the structure and structure features such as columns, doors and windows.
- Adequate size and number of steps for entry to the pool in the shallow area.
- Deep area bench shown when required or provided.
- Pool water depths show and drains accurately placed.
- Skimmer, returns and pool lights located and shown.
- Raised deck areas dimensioned and shown as +6" or such from main deck at +0".
- Sun shelf when used, labeled and water depth shown.
- Pool deck material, such as pavers, concrete, pavers with conc subdeck, etc. (recommend quantity in SF stated)
- Pool deck edge material, such as paver coping, conc overpour, etc.
- Pool deck elevation relative to existing lanai or nearest interior floor if no lanai.
- Show deck drain locations.

- Equipment specifics with brand and model number: pump(s), filter(s), heater(s), disinfection, all drain outlet covers, etc.
- Timer equipment for lights and pump speeds if used.
- Spa details: area, depth, raised height, step, returns, therapy jets, spillway/skimmer, etc.
- Pool cleaner equipment if provided [recommend no vacuum line in pool wall].
- Show child safety on the pool plan, barrier or alarms, and cage or yard fencing.
- Identify the size and steel for the deck edge footing.
- Show the difference between deck elevation and grade outside the deck in all areas greater than 12".

SITE PLAN

- Start with clean legible copy of the site survey.
- On a copy that is to scale,
- (1) show the pool deck lines,
- (2) dimensions to property lines,
- (3) location and size if equipment pad,
- (4) yard fencing used for child safety with gates located.
- [do not encroach into any drainage, greenbelt, or preserve easements without written permission from authority that established the easement].