

# Township of Lower Makefield

## BOARD OF SUPERVISORS

### MINIMUM REQUIREMENTS AS RELATED TO APPLICATION FOR INGROUND, VINYL LINER AND ABOVE GROUND SWIMMING POOLS.

1. Complete the entire Building Permit Application, including notarization.

Pool construction that will involve plumbing, heating and/or electrical work, will require separate permits to be filled out and filed with the Building Permit Application.

2. The application must also be accompanied by:

- A). Two (2) copies of a site plan with a licensed surveyors imprint seal (seal not required for above ground pools) showing the size and location of all existing structures, the proposed pool, fencing and filtering equipment along with all the distances from lot lines, distances between existing and proposed construction and the distance between the fence and the pool. This plan must also indicate the established street grades, water elevation and the location of all utilities (water, gas and electric). Impervious surface calculations must also be submitted.

- B). Two (2) sets of detailed plans of the pool to be constructed. These plans must indicate the below information if applicable but not limited to:

1. Pool configuration.
2. Longitudinal section indicating all National Spa and Pool Institute (NSPI) measurements as shown in section 2.6, minimum dimensions for residential pools.
3. Location of ladders, steps, skimmers, sliding board, diving board and spa.
4. Size and spacing of reinforcement rods.
5. Skimmer detail.
6. Piping associated with the pool filtering.
7. Diving water envelope for type 2, 3, 4, 5 pools.
8. Panel, anchoring, and deck detail for vinyl liner/above ground swimming pools.
9. Heating equipment specification sheet from the manufacturer.
10. Indicate the type of residential pool to be constructed (type 1, 2, 3, 4, 5 NSPI).

This plan shall bear the signature and imprint seal of the engineer responsible for the design. All drawings including plans, elevations and/or sections shall reflect all conditions of those which will exist upon completion.

C). Completion Guarantee in the amount of \$500.00 in the form of a Cashiers Check or Money Order made out to Lower Makefield Township. Also Completion Agreement filled out completely.

NOTE: Please see the attached section from Lower Makefield Township Zoning Ordinance, Section 12.137, Swimming Pools Regulations.

Note: (54) (A) Impervious Surface--Surfaces which do not absorb water including all buildings and paved surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall also be classed as impervious. For purposes of this definition, that area of a swimming pool located inside the coping shall not be classified as impervious.  
(Definition amended by Ordinance No. 221, enacted December 14, 1987)

(B) Impervious Surface Ratio--The total area of all impervious surfaces divided by the base site area. (Definition added by Ordinance No. 142, enacted June 9, 1980.)

- (a) No vending machines shall be permitted in connection with single-family attached or detached dwellings or multiple-family dwellings.
- (b) Service machines shall be permitted in commercial districts accessory to all primary uses and in residential districts accessory to multiple-family dwellings, nursing homes and other group dwellings only.
- (c) Outdoor service machines shall not be permitted in any district, and outdoor vending machines shall be permitted only in commercial districts and then shall be limited to two (2) such machines per authorized principal use.
- (d) Vending machines as a principal use are not permitted in any district; service machines as a principal use are permitted only in C-1 Districts.

**§ 200-70. Private swimming pools.**

- A. A private swimming pool and fence accessory thereto may be erected in a rear yard, side yard or special setback in any residential district as an accessory structure to a single-family detached dwelling only, provided that it complies with the following conditions:
  - (1) The pool shall be located at least ten (10) feet from the rear or side property line and ten (10) feet from any portion of the building. It shall be located at least sixty (60) feet from the right-of-way line of any collector road in the township and at least eighty (80) feet from the right-of-way line of any arterial road in the township.
  - (2) It 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 residential properties.
  - (3) Provision shall be made for drainage of the pool and backwash water disposal. The use of open fields, lawns or dry wells shall be permitted for this purpose, provided that they meet the requirements of the Pennsylvania Department of Health. Water shall not be emptied onto public roads or adjoining land belonging to others or into the public sanitary sewer system.
  - (4) The entire pool area shall be enclosed by a fence five (5) feet in height constructed of chain link, solid masonry, solid wooden or picket [with spacing no greater than two (2) inches] and a gate which is equipped with a self-latching, self-locking lock and which shall be kept locked when the pool is not in use. The fence must be setback at least ten (10) feet from the water's edge. All outdoor swimming pools shall comply with this provision irrespective of the date of original construction or status as a nonconformity. Pools not complying with this provision shall be brought into compliance within one (1) year of the passage of this chapter.
- B. Private aboveground swimming pools. Aboveground swimming pools having a depth of three (3) feet or more may be erected provided they comply with the existing setback regulations and meet the following additional regulations.
  - (1) A deck or walkway at least two (2) feet in width, measured from the exterior edge of the pool shall be installed.

- (2) A fence at the exterior edge of the deck shall be erected so that the total height from the ground to the top of the fence shall not be less than five (5) feet. The fence shall be constructed in such a manner that no openings or spaces shall exist which are greater than four (4) inches in width. The distance between the bottom of the fence and the deck or walkway shall not be greater than two (2) inches.
- (3) The fencing shall be equipped with a gate which shall have a locking device to permit the pool to be locked and secured when not in use.

#### § 200-71. Pools of restrictive size; hot tubs.

Pools of restrictive size (commonly known as "hot tubs") are permitted on all private lots, provided that the following regulations are followed:

- A. The pool shall be located either entirely within the house or, if located outside, is located within an enclosed patio. The patio shall be fully enclosed by the rear wall of the housing unit and the common walls with adjoining units and/or a wall or fence along the rear and/or side of the patio. The height of the walls or fences shall not be less than five (5) feet or the height of the walls and/or fences designed throughout the development, whichever is higher.<sup>26</sup>
- B. The pool may be located anywhere within the enclosed patio, either below-ground, at grade, or above the ground, provided that the level of the water surface is at least two (2) feet below the height of the shortest wall or fence enclosing the patio.
- C. The area covered by the pool and any of the framing, decking, pump and filtering system or related structures and equipment shall not exceed forty percent (40%) of the area of the enclosed patio.
- D. The pool shall be required to have a cover, capable of being locked, for the purposes of safety and to cover the water surfaces during the off-season or such other periods of nonuse.
- E. The pool cover shall be required to be locked when not in use.
- F. Notwithstanding any of the contrary set forth in this section, the owner of a parcel of real property improved with a single-family residence may install a pool of restrictive size in conformity with this section or in conformity with the provisions of § 200-70, Private swimming pools.

#### § 200-72. Prohibited operations.

No property owner or person shall construct facilities or drains or otherwise cause water from swimming pools or sump pumps to be discharged onto a public highway right-of-way or discharged at such a point or in such a way that the water flows onto a public road causing a safety hazard or nuisance.

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<sup>26</sup> Editor's Note: Amended at time of adoption of Code; see Ch. I, General Provisions, Art. I.

POOL COMPLETION AGREEMENT

The undersigned contractors and property owners, herein agree to post with the Township of Lower Makefield, the sum of \$500.00 (cashiers check or money order) which said sum shall be utilized to guarantee that the pool and other improvements to be constructed are completed in accordance with the permits for same issued by Lower Makefield Township. It is understood and agreed that the funds shall be held until such time as a satisfactory final inspection is conducted by the appropriate Township representatives to insure compliance with the terms of the permit issued by the Township. The areas to be covered and as part of the permit process include fencing, electrical work, grading, etc.

These funds will be held by the Township until such time as the final inspection has been satisfactorily passed by the project, and in no event shall the Township be responsible for any improvements, construction, etc. on the site. These required conditions are outlined in the BOCA Basic Building Code.

This agreement shall refer to the pool construction located at \_\_\_\_\_ . By executing this agreement, the property owner certified that they are the property owner of the property in question and are authorized on behalf of all property owners to enter into this agreement.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
Date

Township Use

Received By \_\_\_\_\_

Bank Name \_\_\_\_\_

Check # \_\_\_\_\_

Date \_\_\_\_\_

BOARD OF SUPERVISORS

REQUIRED INSPECTIONS AFTER THE PERMIT HAS BEEN ISSUED  
SWIMMING POOLS

GUNITE, SHOTCRETE/CONCRETE POOLS

1. Electrical Bonding Inspection- to performed prior to the placement of the gunite, shotcrete or concrete. Also if the pool has ladder brackets, handrail brackets of lighting niches they are to be in place for this inspection.
2. Steel Inspection- to be performed prior to the placement of the gunite, shotcrete of concrete.
3. Midpoint Inspection- to be performed prior to the pour of the decks around the pool or if the pool has no decking, after the pool has been white coated.
4. Final Electrical Inspection and Final Plumbing - to be performed and approved prior to the use of the pool.
5. Final Inspection- to be performed after the electrical work and plumbing has been approved and the pool area is 100% complete.

VINYL LINER/ABOVE GROUND POOLS

1. Electrical Bonding Inspection- to be performed prior to the backfilling of the panels. If the pool has an underwater light, the niches is to be in place.
2. Panel Inspection- to be performed when all the panels have been erected and anchored prior to the pouring of any concrete.
3. Concrete Collar Inspection- to be performed after the collar has been poured.
4. Final Electrical Inspection and Final plumbing -to be performed after the collar has been poured.
5. Final Inspection- to be performed after electrical work and plumbing has been approved and the pool area is 100% complete.

NOTE: During the construction of the pool, you must protect adjacent properties and streets from the flow of water, silt, mud and debris. Also a temporary fence is required around the permimeter of the pool until the permanent one has been erected.

If unsuitable soil conditions are encountered during the construction of the pool, all work will cease and desist until such time as when approval is given to drawings/design criteria as submitted by those persons qualified and registered within the Commonwealth on such matters.

revised 4/18/86  
1/29/88  
4/13/88  
5/1/89

FILE: PAT F -pool reg

BOARD OF SUPERVISORS

IMPERVIOUS SURFACE

BREAKDOWN

ADDRESS \_\_\_\_\_

% ALLOWED \_\_\_\_\_ SQUARE FEET ALLOWED \_\_\_\_\_

LOT SIZE (sq. ft.) \_\_\_\_\_

HOUSE (sq. ft.) \_\_\_\_\_

DRIVEWAY (sq. ft.) \_\_\_\_\_

WALKWAY (sq. ft.) \_\_\_\_\_

PATIO, MISC. (sq. ft.) \_\_\_\_\_

TOTAL EXISTING IMPERVIOUS SURFACE % \_\_\_\_\_ SQ. FT. \_\_\_\_\_

PROPOSED CONSTRUCTION (sq. ft.) \_\_\_\_\_

TOTAL IMPERVIOUS SURFACE  
EXISTING AND PROPOSED: % \_\_\_\_\_ SQ. FT. \_\_\_\_\_

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(B) Impervious Surface Ratio--The total area of all impervious surfaces divided by the base site area. (Definition added by Ordinance No. 142, enacted June 9, 1980.)

Revised 11/86, 5/87, 1/88, 12/88