



Department of Community Development (Updated 2023)

Standard Operating Procedures For Swimming Pools

The City of Seabrook adheres to and enforces the 2021 International Residential Codes (Appendix G Swimming Pool Code), 2021 International Building Codes, 2021 International Swimming Pool Code and the 2020 National Electrical Code. *Note: This document is not all inclusive.*

1. **Building permit** – All swimming pools built in Seabrook require a building, plumbing and electrical permit. (Permit will not be approved until all trade permits have been submitted). Plans must be submitted in digital or one paper copy and shall include, at a minimum, the following:
 - 1.1 A survey of the property.
 - 1.2 A plot plan showing the pool location on the property including the pool equipment, shade structures, summer kitchens, and decks. Pool equipment and decking shall be located a minimum of 24" from property line. The pool structure shall be located a minimum of 5'-0" from any property line, and may not encroach any Utility Easements.
 - 1.3 A detail drawing reflecting the methods and materials to be used. The depth of the pool must be shown as well as the distance to any existing structures or property lines.
 - 1.4 Pools located within 5' from the home must have a stamped engineering letter. (measurements are taken from the outside dimensions of the pool structure.)
 - 1.5 If the pool is to project above the ground or be supported by piers, provide engineer sealed structural details
 - 1.6 A list of equipment to be installed. Note if a backwash line to a p-trap into the main sewer line is to be installed. (No P-trap required if utilizing a cartridge filter system)
 - 1.7 A barricade of the pool must be maintained at all times during construction.
 - 1.8 Provide a gas riser diagram showing pipe section size/length, fixture btu's, developed length, and total system btu's (for proposed pool heater).

2. **Stakeout inspection**
 - 2.1 Permit posted on site (For all Inspection).
 - 2.2 Must have City-approved plans posted on site.
 - 2.3 Perimeter of pool excavation marked in yard with stakes or paint.

3. **Pool Steel inspection & Equipment Pad inspection**
 - 3.1 Pool site must be completely fenced at the time of inspection. A temporary construction barricade at a minimum of 4' in height is acceptable during construction.
 - 3.2 Pool Steel – concrete cover for reinforcing bars shall be a minimum of 2".
 - 3.2.1 No steel in ground supporting reinforcing steel.
 - 3.2.2 No standing water obstructing view of steel.
 - 3.2.3 No major cave-ins affecting pool integrity.



Department of Community Development (Updated 2023)

3.3 *Equipment Pad: Must be inspected at the same time as pool steel.*

3.3.1 *Must be at a minimum finished floor height of the home or higher. (framed with rebar)*

4. Plumbing Cover and Gas Test inspection *Note: also request Gas Test/GTO for a meter upgrade if applicable when scheduling this inspection.*

4.1 All materials must be approved per IRC and IPC.

4.2 All backwash piping must go to the sanitary sewer. Must have a minimum 4" P-trap at or near house cleanout.

4.3 Pool fill must have a testable backflow protection device located a minimum 12" above pool coping. A PVB (outside flood zone) or Double Check (within flood zone) Backflow must be utilized for auto fill systems

4.4 All appliances must be installed per manufacturer's specifications (leave paperwork on site).

4.5 Gas-fired pool heaters must be a minimum of 5' from operable windows (see manufacturer's specifications).

4.6 Install a sediment trap for pool heater.

4.7 Gas piping for pool heaters, fireplaces, and fire pits must comply with sizing of the IRC and IPC tables and installation requirements.

4.8 Gas piping requires a test with a diaphragm gauge – minimum 5 Psi.

4.9 High-pressure gas lines must stub up at meter location only. (DO NOT CONNECT) Center Point Energy will connect. Regulators must be installed at required appliance location.

5. Electrical Cover inspection

5.1 Burial depth of PVC (schedule 40) conduit is a minimum of 12" (6" if metallic conduit).

5.2 Bonding of pool and to pool equipment. (minimum 4 AWG copper) Use water resistant epoxy at ground connection in wet niche for light.

5.3 Bond all metal objects within 5' of water's edge including: fences, metal window / door frames, and gutters.

6. Deck Steel inspections

6.1 Bonding of decking steel reinforcing.

6.2 Bond rails, ladders, and slides containing metal parts installed inside 5' of water's edge.

6.3 Expansion joints in place in new work and at existing structure (foundation).

6.4 Min. 3.5" consistent depth of decking makeup.

6.5 Area drains must be installed at this time and must terminate at the point approved on the plans

7. Final inspections (Schedule when owner or representative will be available)

7.1 Permanent fencing/gates are in place per Sec 305.2 2015 ISPC.

7.2 All fencing/gates shall be at least 48" in height above grade. Maximum clearance between grade and bottom of barrier shall be 2".

7.3 Gates shall open outward from pool area and shall be self-closing and self-latching.

7.4 All latching devices must be located a minimum of 54" from the bottom of the gate. Where the latching device is located less than the 54", the following shall apply:



Department of Community Development (Updated 2023)

- 7.4.1 The release mechanism shall be located on the pool side of gate at least 3” below the top of gate.
- 7.4.2 The gate and barrier shall have no opening larger than 1/2-inch within 18” of the release mechanism.
- 7.5 All doors and windows with access to a pool enclosure shall have an audible alarm. Doors with access to pool area from detached garage must be self-closing or have an audible alarm.
- 7.6 All electrical equipment functions properly. (All circuits must be GFI protected)
- 7.7 Site Drainage may not be altered by pool construction and must drain to street or other approved location(s).
- 7.8 Windows within 5 feet of waters edge must be tempered or have an approved film installed on both interior and exterior panes.

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