



Richland County Courthouse

**RICHLAND COUNTY
DEPARTMENT OF BUILDING REGULATIONS**

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BUILDING CODE FOR SWIMMING POOLS

WHEREAS, there have been tragedies within the area of Richland County involving swimming pools, and;

WHEREAS, the Richland County Commissioners deem it necessary to provide the best protection of Richland County,

NOW THEREFORE BE IT RESOVLED that the attached be used as a guide line by the Richland County division of Building Regulations to govern the two above mentioned subjects, and;

That the Division of Building Regulations be charged with the enforcement of the following regulations, and;

That private Swimming Pools shall be regulated as follows:

DESCRIPTION AND SIZE:

A private residential swimming pool is a receptacle for water, or an artificial pool of water having a depth at any point of more than two feet (2') for the purpose of immersion or partial immersion therein of human beings and having a minimum size of 200 sq. ft.; and maintained primarily for the use of household or limited to household members and guests' and not intended for the use of members and guests' of non-profit clubs or organizations or limited to household residents of multiple dwelling units on a block, sub-division, neighborhood, community or other specified area of residents shall be considered a private residential swimming pool.

LOCATION:

No portion of a private residential swimming pool shall be located at a distance of less than ten (10') feet from any side line or ten (10') from rear property line or building lines. Pumps, filters, and pool water disinfection equipment installations shall be located at a distance not less than ten (10') feet from any side or rear property line. Pools and appurtenant equipment shall not be permitted in the side yard between buildings.

PERMITS:

No swimming pool or appurtenances thereto shall be constructed, installed, enlarged, or altered until a permit has been obtained from the County Building Department.

PLANS:

Plans shall accurately show dimensions and construction of pool and appurtenances and distances to lot lines, buildings, walks, and fences, details of water supply system, drainage and water disposal systems, and all appurtenances pertaining to the swimming pool. Detailed drawings of structure or vertical elevations; sections through the pool showing the depth shall be included.

DESIGN AND CONSTRUCTION:

All private residential swimming pools 200 sq. ft. or larger shall be of a recirculation type in which circulation of water is maintained through the pool by pumps; the water drawn from the pool being clarified and disinfected before being returned to the pool.

BUILDING CODE FOR SWIMMING POOLS (cont'd)

WALK AREA:

Unobstructed walk areas not less than thirty-six (36") inches wide shall be provided to extend entirely around the pool. The walk area shall be constructed of impervious material and the surface shall be smooth with a non-slip finish. Walks shall have a pitch of one-quarter (1/4) inch to a foot away from the pool and to have a gutter along side the walk for drainage purposes.

FENCES:

All private residential swimming pools shall be completely enclosed by a fence erected along the periphery of the pool. The fence is to be at least three (3') feet from all property lines. All fence openings or points of entry into the pool area enclosure shall be equipped with gates. The fence and gates shall not be less than four feet, six inches (4'-6") and not over six (6') feet in height above grade level, and shall be constructed of not less than a number nine (9 AWG) gauge corrosion resistant woven wire mesh material, or equivalent material approved by the building official. All gates shall be equipped with self-closing and self-latching devices placed at top of the gate and made inaccessible to small children. All fence posts shall be decay- or corrosion-resistant and shall be set in concrete bases.

STEPS AND LADDERS:

Two (2) or more means of egress in the form of steps and ladders shall be provided for all private residential swimming pools. Steps and ladders shall have a hand-rail on both sides.

WATER SUPPLY AND DISCHARGE:

Water supply may be secured from a private well or other means of supply, providing the water is tested and approved by health authorities. Pool shall be equipped with facilities for complete emptying of the pool and discharge of pool water to sewer shall be at a rate not exceeding 250 gallons per minute (GPM). Water drained from the pool shall not be discharged directly into sewers without health department approval. Water drained from the pool shall not be discharged into the sewer system during periods of rain or storms.

SANITATION:

All private residential swimming pools shall be maintained and cleaned and sanitary conditions and all equipment shall be maintained in a satisfactory condition during the periods the pool is in use.