

TO: ALL BUILDING DIVISION PERSONNEL
FROM: DOUG WISE
BUILDING DIVISION DIRECTOR
PREPARED BY: BUILDING DIVISION
SUBJECT: PERMITTING FOR RESIDENTIAL IN-GROUND SWIMMING
POOLS AND SPA
PPM #: PB-O-104

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ISSUE DATE
January 11, 2023
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EFFECTIVE DATE
January 11, 2023
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PURPOSE:

To outline the permitting requirements for in-ground swimming pools and spas.

UPDATES:

Future updates to this PPM are the responsibility of the Director of the Building Division, Deputy Building Official, Assistant Deputy Building Official, or Codes Product & Training Supervisor, under the authority of the Director of the Building Division.

AUTHORITY:

Sections 105.1, 110.1 and 111.1, Palm Beach County Amendments to the Florida Building Code, Chapter 1, Administration; Sections 454.1 and 454.2, Florida Building Code, Building Volume; and Chapter 45, Florida Building Code, Residential Volume.

POLICY:

All pools/spas shall be primary permits. Sub-permit applications may be accepted concurrently with the pool permit application. Pool sub-permits may be issued anytime (except for decks, which must be simultaneous) after the pool primary permit has been issued.

PROCEDURE:

A. Application Process

All permitted pools/spas will be issued as a “primary” permit with sub-permits for a barrier, electric, and any other appropriate sub-trade. If a fence or wall exists, the barrier permit will still be required, which will allow inspections to determine if any additional work is needed to convert the fence/wall to a code-compliant

- reinforcing steel requirements, etc.
 - c. Typical details for standard step, bench, ladder, sun shelf, beach entry, vanishing edge, etc., and pool features usually associated with more-standardized pool designs.
 - d. Complete site specific piping layout plan and piping sizes for the pool & spa hydraulic circulation system, showing all locations for main drains, skimmers, vacuum lines, return/supply lines, pool & spa jets, air vent/vacuum release lines (when used), control valves, by-pass valves, bubblers, etc. (also include typical piping schematic showing piping circulation system through the pool equipment network).
 - e. Anti-vortex/anti-entrapment main drain and cover details & specifications; main drain sump, well point, gravel pit, hydrostatic valve information.
 - f. Pool/spa coping, collar, hand-hold details, etc., with associated deck-to-coping/collar connections, with thicknesses and reinforcing requirements.
 - g. Documentation of pool equipment & pad location information.
 - h. Manufactured diving equipment specifications and related information on construction features associated with code specified "diving pool" types "T" through "V."
 - i. Details and specifications for all other miscellaneous pool & spa appurtenances including slides, grottos, seating pits, underwater tables and stools, step-stones, fountains, waterfalls, rock features, etc.
 - j. Engineered temporary, or permanent in-place, wall shoring details, as required.
 - k. Complete pool & equipment electrical wiring specifications, schematics and details pursuant to National Electrical Code Article 680.
4. *Pool & Spa Specifications, including but not limited to:*
- a. Total pool & spa volume (gallons),
 - b. Surface area, and total linear perimeter dimensions,
 - c. Minimum design default turn-over rate (six hour per APSP-15), and maximum auxiliary flow turn-over rate,
 - d. Suction & return line maximum velocity flow rates complying with APSP-7 (anti-entrapment) and APSP-15 (hydraulic efficiency),
 - e. Listing of number of skimmers, return inlets, light niches, water jets, etc., and
 - f. Skimmer type and detail, and vacuum line detail.

Barrier requirements on homes with existing barrier walls or fences may be satisfied by the party responsible for the barrier (either the Owner or the Pool/Spa Contractor) by obtaining a barrier sub-permit and promptly requesting a barrier final inspection. This inspection will be for the specific purpose of determining if the height, openings, type of closures, electric bonding and all other barrier requirements are satisfied by the existing walls, fences or natural features. Any needed work to reconfigure the existing wall or fence to obtain code compliance must be completed and approved by re-inspection prior to filling the pool/spa with water.

F. Neighbor's Wall or Fence

A neighbor's wall or fence may be utilized for all or part of a required pool barrier fence provided a Pool Barrier Agreement is executed and recorded in the Official Records of Palm Beach County. A copy of the recorded agreement shall be submitted to the Permit Center for inclusion with the permit for the pool barrier before the permit is completed.

G. Natural Barriers

A natural barrier may be utilized as a required pool barrier, provided it meets the requirements of the Florida Building Code.



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BUILDING DIVISION DIRECTOR

Supersession History

1. PPM# PB-O-104, issued 04/01/97
2. PPM# PB-O-104, effective 04/01/97
3. PPM# PB-O-104, issued 06/01/01
4. PPM# PB-O-104, issued 07/02/01
5. PPM# PB-O-104, issued 08/14/01
6. PPM# PB-O-104, issued 08/24/01
7. PPM# PB-O-104, issued 08/28/01
8. PPM# PB-O-104, issued 10/01/01
9. PPM# PB-O-104, issued 04/19/12
10. PPM# PB-O-104, issued 7/27/16
11. PPM# PB-O-104, issued 1/14/20
12. PPM# PB-O-104, issued 9/2/21
13. PPM# PB-O-104, issued 4/21/22
14. PPM# PB-O-104, issued 01/11/23
15. PPM# PB-O-104, issued 8/15/23