

Swimming Pool, Hot Tub and Spa information

Due to the COVID -19 Pandemic many on-ground pools have been purchased and are currently in use without Borough approval. These types of pools are commonly purchased online or in stores and citizens tend to believe they are temporary. However, if the pool can be filled to 24" they are subject to the Borough's permitting process through the Building department and the Borough code.

Please see chapter 240-7.11 or call the Building department at 201-261-8005.

Below are the requirements to obtain approvals to install an on-ground swimming pool. As a reminder ALL on-ground swimming pools must obtain approval prior to installation and use. If permits are not obtained notices and/or summons may be issued.

Zoning approval is required for all pools, spas, hot tubs and barriers (fences). Applications can be obtained in the Building Department. A survey of no less than 5 years old is required showing all structures. This includes house, garage, deck, shed, fence, etc. Draw the location of the proposed pool, spa, hot tub and mechanical equipment (motor, filter, pump) to scale on the property. A zoning review is \$50.00 made payable to the Borough of Oradell.

Once a zoning review is completed and approved, review and submit all sections that apply for your project: A construction permit application (jacket), Building subcode technical section, Electrical Subcode technical section and Plumbing Subcode technical section. Please provide manufacturer's specifications for all items and equipment. The model numbers must be indicated.

- Location- pool, spa, hot tub and equipment must be ten (10) feet from the rear property line and fifteen (15) feet from the side property line. A pool needs to be ten (10) feet from any structure. Spas and hot tubs need to be five (5) feet from any structure.
- Equipment – filter and heater must be a minimum of 5 feet away from the pool. Electric wiring to pool shall be a minimum of 18 inches deep and requires an inspection. Sketch showing location of lines, dedicated outlets and grounding requirements.
- Electric Inspection- of bonding and grounding is required
- Plumbing Inspection- for a backflow preventer is required in some instances. However, if house spicket that will be used for the item is equipped with a backflow preventer, a picture of a spicket shall be submitted.

Pool Barrier -On-ground pools need a pool barrier. The type of barrier needs to be indicated on the application i.e. fence, ladder system etc. Fencing or ladders used as a pool barrier must comply with the Pool Barrier Code. A copy of the installation booklet along with type and model number of the ladder system. If fencing is being installed, a fence permit is required.

You can obtain further information from the "International Swimming Pool and Spa Code 2018" and the amendments from the "International Residential Code New Jersey Edition 2018".

Please remember, these codes and regulations are put in place by New Jersey and The Borough to protect the public and the homeowners. We appreciate your cooperation and if you have additional questions please do not hesitate to contact us at the above stated number.