

**BOROUGH OF
ORADELL
BUILDING DEPARTMENT**

STEPHEN A. DEPKEN
CONSTRUCTION OFFICIAL

201-261-8005

**SWIMMING POOLS
INGROUND AND ONGROUND
SPAS AND HOT TUBS
REQUIREMENTS**

Zoning approval is required for all pools and pool barriers (fence). An application can be obtained in the Building Department. A recent survey (no more than 5 years old) is required showing all structures (house, garage, deck, shed, fence, etc.). Draw the location of proposed pool, spa or hot tub, fence and mechanical equipment (motor, filter, pump) to scale on the survey. There is a \$50 fee for the review. Cash or check made out to the Borough of Oradell.

Once a Zoning review is approved please review and submit what would apply for your project.

INGROUND SWIMMING POOL:

Must comply with *International Swimming Pool and Spa Code – ISPSC 2018*, *International Residential Code New Jersey Edition 2019 Amendments*, *International Swimming Pool and Spa Code – Barrier Requirements* (All can be found on Borough website under “Building Department Forms” in the Building Department Section)

- Provide Construction Permit Application (Jacket), Building Subcode Technical Section, Electrical Subcode Technical Section and Plumbing Subcode Technical Section need to be submitted. – provide manufacture’s specifications for all items and equipment. Be sure to indicate model number.
- 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. Pool need to be ten (10) feet from any structure. Spa, hot tub needs to be five (5) feet from any structure.
- Electrical inspection of bonding and grounding is required. Inspection must be performed before backfill.
- A Backflow preventer is required for some applications as per the Plumbing Code. If the house spicket that will be used is equipped with a backflow preventer, a picture of the spicket shall be submitted to the Plumbing Inspector.

(continued)

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- Equipment – filter, heater must be a minimum of 5 feet away from pool. Electric wiring to pool shall be a minimum of 18 inches deep and must be inspected. Have sketch showing location of lines, dedicated outlet and grounding requirements.
- Inground pools need a review by the Borough Engineer with a \$500 check for a review and inspection. If rereview or reinspection is required by the Borough Engineer, an additional fee will be imposed.
- In-ground pools require signed, sealed site plan and drawings by a NJ licensed professional (3 sets). Including diving board details, if applicable.
- Dig number and mark-outs must be obtained (call 1-800-272-1000) and submit to Building Department before any excavation work can commence.
- Pool barrier (fence) must meet current building code requirements and if being installed, will need a Fence Permit.
- Temporary fencing is required during construction of in-ground pools.
- Gas lines must be inspected and tested prior to backfill.
- Building inspection on rebar or steel framing is required before concrete is poured.
- Final inspections by all applicable subcodes shall be approved and an As-built survey and inspection approved by the Borough Engineer are required before an application for certification can be submitted.
- Certificate of Occupancy must be obtained before the pool can be used.

ONGROUND SWIMMING POOL, SPA, HOT TUB:

Must comply with *International Swimming Pool and Spa Code – ISPSC 2018*, *International Residential Code New Jersey Edition 2019 Amendments*, *International Swimming Pool and Spa Code – Barrier Requirements* (All can be found On Borough website under “Building Department Forms” in the Building Department Section)

- Provide Construction Permit Application (Jacket), Building Subcode Technical Section, Electrical Subcode Technical Section and Plumbing Subcode Technical Section need to be submitted. – provide manufacture’s specifications for all items and equipment. Be sure to indicate model number.
- 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. Pool need to be ten (10) feet from any structure. Spa, hot tub needs to be five (5) feet from any structure.

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- Equipment – filter, heater must be a minimum of 5 feet away from pool. Electric wiring to pool shall be a minimum of 18 inches deep and must be inspected. Have sketch showing location of lines, dedicated outlet and grounding requirements.
- Electrical inspection of bonding and grounding is required.
- A Plumbing inspection for a backflow preventer is required for some applications as per the Plumbing Code. If the house spicket that will be used for the item is equipped with a backflow preventer, a picture of the spicket shall be submitted to the Plumbing Inspector.
- Onground pools – need a pool barrier. Indicate if a fence or ladder system will be used as pool barrier. Fencing or Ladder into pool must comply with the Pool Barrier Code. Submit copy of installation booklet and copy of type and model number of ladder system. If fencing is being installed, it will need a fence permit.

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”.

If you have any questions please don't hesitate to call the Building Department (201-261-8005) or email rbob@oradell.org