Montgomery Township
Department of Planning and Zoning
Address: 1001 Stump Road, Montgomeryville, PA 18936-9605
Telephone: 215-393-6920
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Website: www.MontgomeryTwp.org

Montgomery Township – Swimming Pool Requirements and Regulations

Swimming Pool Requirements

Permits Required

- Zoning
- Building
- Electrical
- Curb Escrow

General Requirements

- Any body of water 24 inches or more deep, intended for swimming, is defined as a swimming pool. This includes in-ground, above-ground, and on-ground pools, spas and hot tubs.
- All swimming pools are required to have a barrier (fence minimum 48 inches tall) around the pool area. Gates in the barrier must open outward (away from the pool) and be self-closing/self-latching. Latch heights are also regulated.
- When the house has direct access to the pool area, specific door alarms are require d on any door accessing the enclosed pool area.
- Inflatable, on-ground pools are not exempt from the barrier requirements.
- Walls of an above ground pool 48 inches minimum above grade can be considered a barrier; any ladders or steps must be removable or latch and secure in the up position.
- Solid hot tub covers must comply with ASTM 1346 which requires they support a given weight, are lockable, and must be permanently marked with a label on the cover. If the cover meets these requirements no additional enclosure/protection is needed.

- Plastic children's pools, intended to be immediately emptied after each use, are exempt for the barrier requirements.
- To avoid creating a climbable bypass of a barrier, no materials or equipment are to be stored against the exterior of any enclosure.

Plan Requirements

- 2 sets of drawings indicating the pool's distance from property lines and existing structures (house, decks, patio, etc.), and the location of fencing (including height, style and gate information). Provide typical sectional drawings for in-ground pools, indicating depths and distances from walls and diving board if any.
- If required by Chapter 230 of the Montgomery Township Code (section 230-149b), provide a landscaping plan.
- For above-ground pools, provide a copy of the sales brochure of the pool and any accessories for the pool including prefab decks, ladders, door alarms etc.

Inspections

In-ground pools

- Footing (vinyl pools only), steel reinforcement, electrical bonding, grid bonding for surrounding concrete pads, final electrical and final pool

All other pools

- Rough and final electrical, and pool final.
- All pools must show proof of an electrical underwriter's approval prior to scheduling inspections with the township.

2009 International Residential Code – Appendix G

Swimming Pools, Spas, and Hot Tubs

Section AG101 – General

AG101.1 General

The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the lot of a one- or two-family dwelling.

AG101.2 Pools in flood hazard areas

Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools and in-ground pools that involve placement of fill, shall comply with Sections AGlOl.2.1 or AGIOI.2.2.

Exception: Pools located in riverine flood hazard areas which are outside of designated floodways.

AG101.2.1 Pools located in designated floodways

Where pools are located in designated floodways, documentation shall be submitted to the building official, which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the jurisdiction.

AG101.2.2 Pools located where floodways have not been designated

Where pools are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis
that demonstrates that the proposed pool will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction.

Section AG102 – Definitions

AG101.1 General

- **Above-Ground/On-Ground Pool.** See “Swimming pool.”
- **Barrier.** A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

- **Hot Tub.** See “Swimming pool.”
- **In-Ground Pool.** See “Swimming pool.”
- **Residential.** That which is situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.
- **Spa, Non-Portable.** See “Swimming pool.”
- **Spa, Portable.** A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product.
- **Swimming Pool.** Any structure intended for swimming or recreational bathing that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.
- **Swimming Pool, Indoor.** A swimming pool which is totally contained within a structure and surrounded on all four sides by walls of the enclosing structure.
- **Swimming Pool, Outdoor.** Any swimming pool which is not an indoor pool.

Section AG103 – Swimming Pools

AG103.1 In-ground pools

In-ground pools shall be designed and constructed in conformance with ANSI/NSPI-5 as listed in Section AG 108.

AG103.2 Above-ground and on-ground pools

Above-ground and on-ground pools shall be designed and constructed in conformance with ASNI/NSPI-4 as listed in Section AG 108.

AG 103.3 Pools in flood hazard areas

In flood hazard areas established by Table R301.2(1), pools in coastal high hazard areas shall be designed and constructed in conformance with ASCE 24.

Section AG104 – Spas and Hot Tubs

AG104.1 Permanently installed spas and hot tubs

Permanently installed spas and hot tubs shall be designed and constructed in conformance with ASNI/NSPI-3 as listed in Section AG 108.

AG104.2 Portable spas and hot tubs

Portable spas and hot tubs shall be designed and constructed in conformance with ASNI/NSPI-6 as listed in Section AG 108.

Section AG105 – Barrier Requirements

AG105.1 Application

The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near drownings by restricting access to swimming pools, spas, and hot tubs.

AG105.2 Outdoor swimming pool

An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of…

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Montgomery Township Electrical Inspection Policy

Montgomery Township does not provide in-house electrical inspection services. These services must be obtained by the applicant from one of the authorized electrical inspection agencies listed below. Rough and final electrical inspections must be obtained by the applicant and proof thereof provided. The applicant is responsible for fees required by the selected agency for the services provided.

The rough electrical inspection must be obtained and passed prior to scheduling the Township rough framing inspection. The final electrical inspection must be obtained and passed prior to scheduling the final U&O inspection with the Township. At each of these inspections, the electrical inspection agency must provide an electrical inspection sticker on or near the main distribution panel and must attach an electrical inspection "cut card" for the inspector to remove and retain for Township record.

List of Authorized Electrical Inspection Agencies

Bureau Veritas North America
(formerly Atlantic Inland Inspections)
857 Sussex Blvd.
Broomall, PA 19008.
877-392-9445

Code Inspections, Inc.
605 Horsham Road
Horsham, PA 19044.
215-672-9400

Middle Atlantic Electrical Inspections
Inc. 302 E. Pennsylvania Avenue
Feasterville, PA 19053.
215-322-2626

Middle Dept. Inspection Agency
P.O. Box 2654
West Chester, PA 19380.
610-696-3900

United Inspection Agency
716 N. Bethlehem Pike, Ste
300 Lower Gwynedd, PA 19002.
215-542-9977

Municipal Inspection Corp
248 Geiger Road, Ste 103
Philadelphia, PA 19116.
(215) 673-4434

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