

SWIMMING POOLS

All new swimming pools requires Zoning and Building permits. A copy of Section 1129.09 & 1129.13 of the Germantown Codified Ordinances pertaining to swimming pools and fences is included in this packet.

You will need to complete the following paperwork and return it to the City Building at One North Plum Street, Monday-Friday, 8:00am -4:30 pm. Zoning fee is \$15. Building fees are determined by NIC, but a deposit is required when you submit your paperwork and plans. Fees can be paid by cash, check or credit card, made payable to the City of Germantown. A 1% State Fee is added to all Building Permits and include inspection costs and plan review.

Zoning Permit Application and three (3) copies of the site plan of the property. This a bird's eye view of your property showing exactly where you propose to install the swimming pool. Front/rear of the property and if the home is location on a corner. You may draw it yourself.

Please include the following:

- Length & height
- Material type
- Distance from property line or any other structure existing on the property
- Swimming pools CANNOT be located under power lines

Building Permit Application and three (3) sets/copies of plans for the project. These can be obtained from the company you are purchasing your pool from.

Once you submit plans, they will be reviewed first, by the Zoning Department, once approved, will then be reviewed by the Building Department at National Inspection Corporation (NIC). This process will take approximately 10 to 15 days, unless additional information is required.

City staff will contact you when approved permits are ready for pickup. Any additional charges assessed by NIC will be due at the time of pick up and paid to the City of Germantown. . All Zoning and Building permits are valid for one (1) year.

INSPECTIONS

After you have picked up your JOB SITE plans/copies of your Building & Zoning Permits, you will need to contact NIC to schedule required inspections. NIC will need the Permit number location at the top left of your Building Permit. The JOB SITE plans MUST BE ON SITE FOR EACH INSPECTION. You can reach NIC at 937-433-4642.

You are required to pay for inspections that fail after the third attempt for any one inspection type. This re-inspect fee, which can be paid at the City Building, must be paid before any other inspections can be done.

By law, everyone MUST contact the Ohio Utilities Protection Service, 8-1-1 or 1-800-362-2764, at least 48 hours, but no more than 10 working days (excluding weekends and legal holidays), before beginning ANY digging project.

1129.09 FENCES AND ELECTRONIC FENCES.

(a) Fences constructed within a rear yard and side yard shall not be higher than six (6) feet. All fences are considered an accessory structure.

(b) No fence, wall, or hedge shall rise over thirty-six (36) inches in height on any required front yard. No fence, wall or hedge planting shall interfere with visibility from a driveway or public right-of-way. The Municipal Manager is hereby empowered to cause all obstructions to be removed in the interest of public safety.

(c) All support structures shall face to the inside of the lot.

(d) Any posts or decorative features used in the construction of a fence shall not be higher than one (1) foot above the height of the fence.

(e) It shall be the property owner's responsibility to ensure that all fences shall be erected within the property.

(f) Fences on properties next to an alley shall not be higher than seven (7) feet on the rear or side yard facing the alley.

(g) All fence installation or modification requires a Zoning Permit.

(h) Fences are permitted to be constructed on easements. However, if access is needed to the easement, the fence shall be removed and in reinstalled at the owner's expense.

(i) A thirty-six (36) inch fence is permitted on corner lots subject to the condition that the fence provides for eighty percent (80%) visibility. The fence may not obstruct the visibility at any intersection.

(j) Any owner, keeper, or harbinger of an animal relying upon an electronic fence, "Invisible Fence, or similar containment system, must post visible signage evidencing that such containment system is in place.

(k) An electronic fence, "Invisible Fence", or similar containment system shall require a building permit, same as construction of any other fence or barrier requires.

(l) An electronic fence, "Invisible Fence", or similar containment system, must have its boundary no less than four (4) feet from the property line of the property on which the electronic fence, "Invisible Fence", or other similar containment is constructed.

(Ord. 14-53. Passed 8-18-14.)

(m) No one shall construct or install any electronic fence, "Invisible Fence", or similar containment system, on any property that abuts or is contiguous with any public park or public walkway, not to include sidewalks which run parallel to any public street.

(Ord. 15-01. Passed 1-20-15.)

(n) It shall not be a defense to a charge under this section that the electronic fence or containment system was not working or that it failed to keep an animal from leaving the owner's premises.

(o) Whoever violates any provision of this section shall be guilty of a minor misdemeanor.

(Ord. 14-53. Passed 8-18-14.)

1129.13 SWIMMING POOLS/PONDS.

Swimming pools or ponds in excess of 24 inches in depth shall comply with the following requirements:

(Ord. 08-17. Passed 5-19-08.)

(a) The swimming pool/pond is intended to be used and is used solely for the enjoyment of the occupants of the property on which it is located and their guests.

(b) The swimming pool/pond may be located anywhere on the premises except in required front yards, provided that it shall not be located closer than 3 feet to any property line or easement and/or directly under any type of electrical wiring.

(c) The swimming pool/pond, or the entire property upon which it is located, shall be walled or fenced in such a manner as to prevent uncontrolled access by children from the street and from adjacent properties. Fence shall be at least 4 feet in height, and it shall be maintained in good condition with a self-closing, latching gate and lock. Above-ground pools that have integral fences or railings and have a swing up securing/locking ladder are acceptable in lieu of fence.

(d) All swimming pools/ponds require a Zoning Permit.

(Ord. 00-30. Passed 6-5-2000.)

City of Germantown
Zoning Permit Application
One North Plum Street
Germantown, Ohio 45327
Phone (937) 855-7255 Fax (937) 855-3215

Residential Commercial

Date: _____ Parcel ID Number: _____

Property Address: _____

Property Owner: _____ Phone Number: _____

Applicant: _____ Phone Number: _____

Applicant Address: _____

Fence (\$15.00) Pool (\$15.00) Shed/Barn (\$15.00)
Single Family Dwelling (\$25.00) Addition (residential \$15.00/Commercial \$50.00)
Sign (\$15.00) Other: _____

Existing Use: _____ Proposed Use: _____

Provide three (3) sets of a detailed diagram or plot plan and narrative of project showing/explaining all dimensions of the lot, location of existing buildings and location of proposed construction. Show distances from all lot lines to existing buildings and proposed buildings. A scaled diagram may be required along with additional information as the City Manager or designee deems necessary. The property owner understands that the application, diagram and other information presented for the above construction and/or use shall be located entirely upon the property location indicated above and further understands that the property owner shall be liable for substituting same. The property owner and/or applicant further understands that a Certificate of Zoning Compliance is required **BEFORE** the commencement of any use or occupation of any building. This permit will expire within one (1) year of issuance if construction has not commenced.

I have read the above information and have included the required drawings

Signature of Property Owner

Signature of Applicant

Office Use Only

Date Received: _____ Date Reviewed: _____ Zoning District: _____

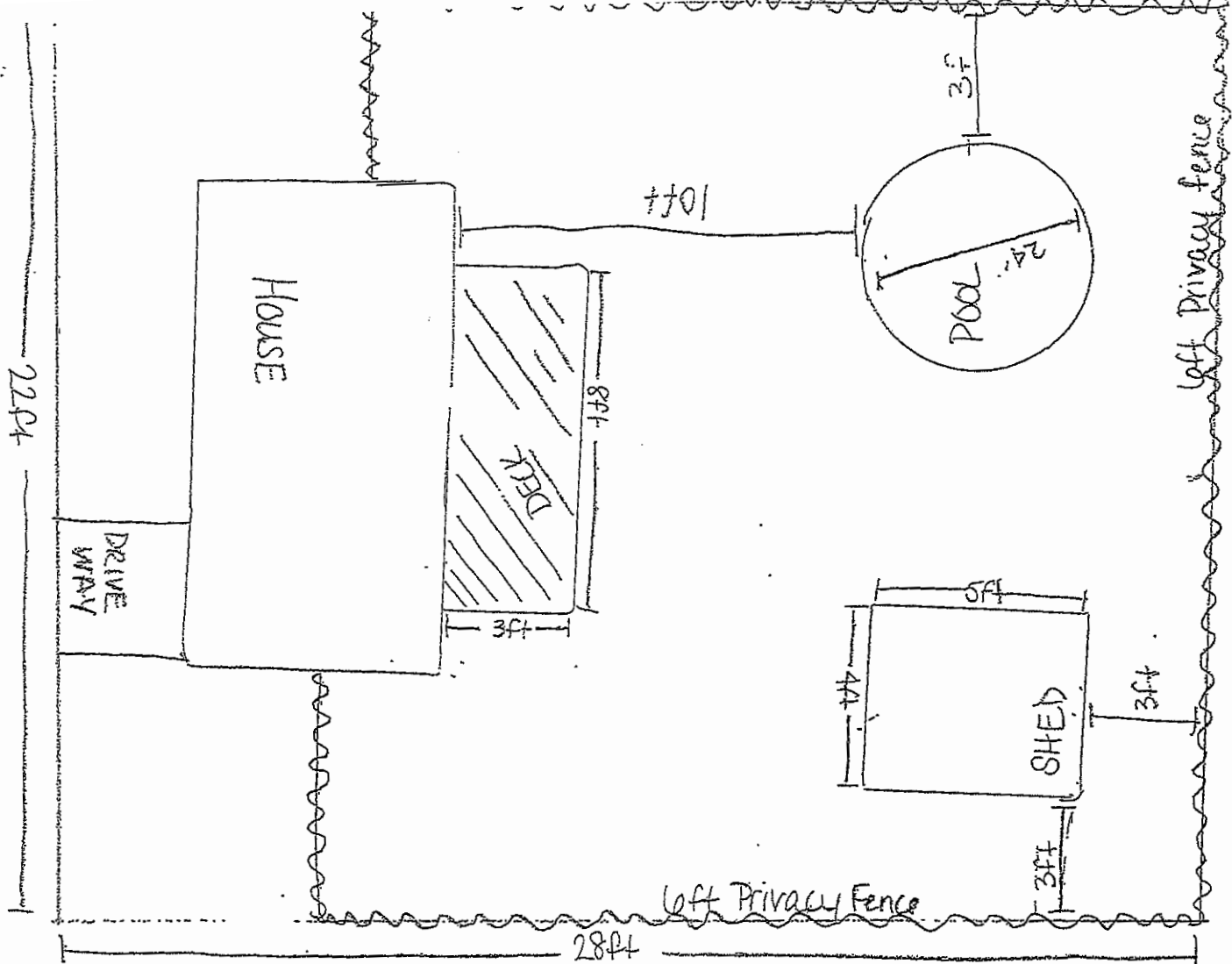
Permit Number: _____ Zoning Fee: _____ Date Paid: _____

Approved Disapproved

Comments: _____

Signature of Zoning Officer

FRONT YARD



REAR YARD

NEIGHBOR - SIDE YARD

- EXAMPLE OF LOT PLAN -

- POOL
- SHED
- DECK
- FENCE

City of Germantown
 1 North Plum Street, Germantown, Ohio 45327
 Phone (937) 855-7255 Fax 855-3215
 http://www.germantown.oh.us
BUILDING/ELECTRICAL PERMIT APPLICATION
 FOR INFORMATION CALL: 888-433-4642

(CHECK ONE) RESIDENTIAL ___ COMMERCIAL ___ SUBMIT 2 RESIDENTIAL 3 COMMERCIAL BUILDING PLANS

PLEASE PRINT	NAME	STREET ADDRESS	CITY, STATE, ZIP	PHONE NUMBER & EMAIL
PROPERTY OWNER				
APPLICANT				
PLANS BY				
CONTRACTOR				

SITE ADDRESS _____ Tenant _____

PARCEL ID NO. _____ AFFECTED CONSTRUCTION AREA SQ. FT _____

PROJECT DESCRIPTION _____ PROJECT COST _____

—COMMERCIAL ONLY— USE GROUP _____ CONSTRUCTION TYPE _____ OCCUPANT LOAD _____

REVIEW REQUESTED: CHECK ALL THAT APPLY

- | | | | |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Garage | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Addition | <input type="checkbox"/> HVAC | <input type="checkbox"/> Fire Suppression | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Electrical | <input type="checkbox"/> Hood Suppression | <input type="checkbox"/> Pool (In Ground) |
| <input type="checkbox"/> Deck _____ Sq. ft. | <input type="checkbox"/> Gas Line | <input type="checkbox"/> Hood Exhaust | <input type="checkbox"/> Pool (Above Ground) |
| <input type="checkbox"/> Shed _____ Sq. ft. | <input type="checkbox"/> Fence | <input type="checkbox"/> Cert. of Occupancy | <input type="checkbox"/> Roofing |
| <input type="checkbox"/> Electrical Service Size _____ Line Drawing Required over 400 AMP | | | |

Other (specify) _____

Is property located in a Floodplain? Yes / No _____

All information contained in this application is true, accurate, and complete to the best of my knowledge and I do hereby agree to complete the project in compliance with all relevant building codes.

OWNER/OWNER REP. (PLEASE PRINT) _____ EMAIL _____

OWNER/OWNER REP. _____ APPLICATION DATE _____

Auditor Information: # Bedrooms _____ # Baths _____ # Stories _____ Livable Sq. Ft. _____ Finished Basement Sq. Ft. _____

***** OFFICE USE ONLY *****

DEPOSIT \$ _____ RECEIVED BY _____ PAYMENT: CASH CHECK CREDIT RECEIPT# _____

ZONING APPROVED _____ DATE _____

Is property located in a Floodplain? Yes / No _____

BUILDING APPROVED _____ DATE _____



Building Department Questions

Phone: 937-433-4642

E-mail: Plans@Natinspect.com

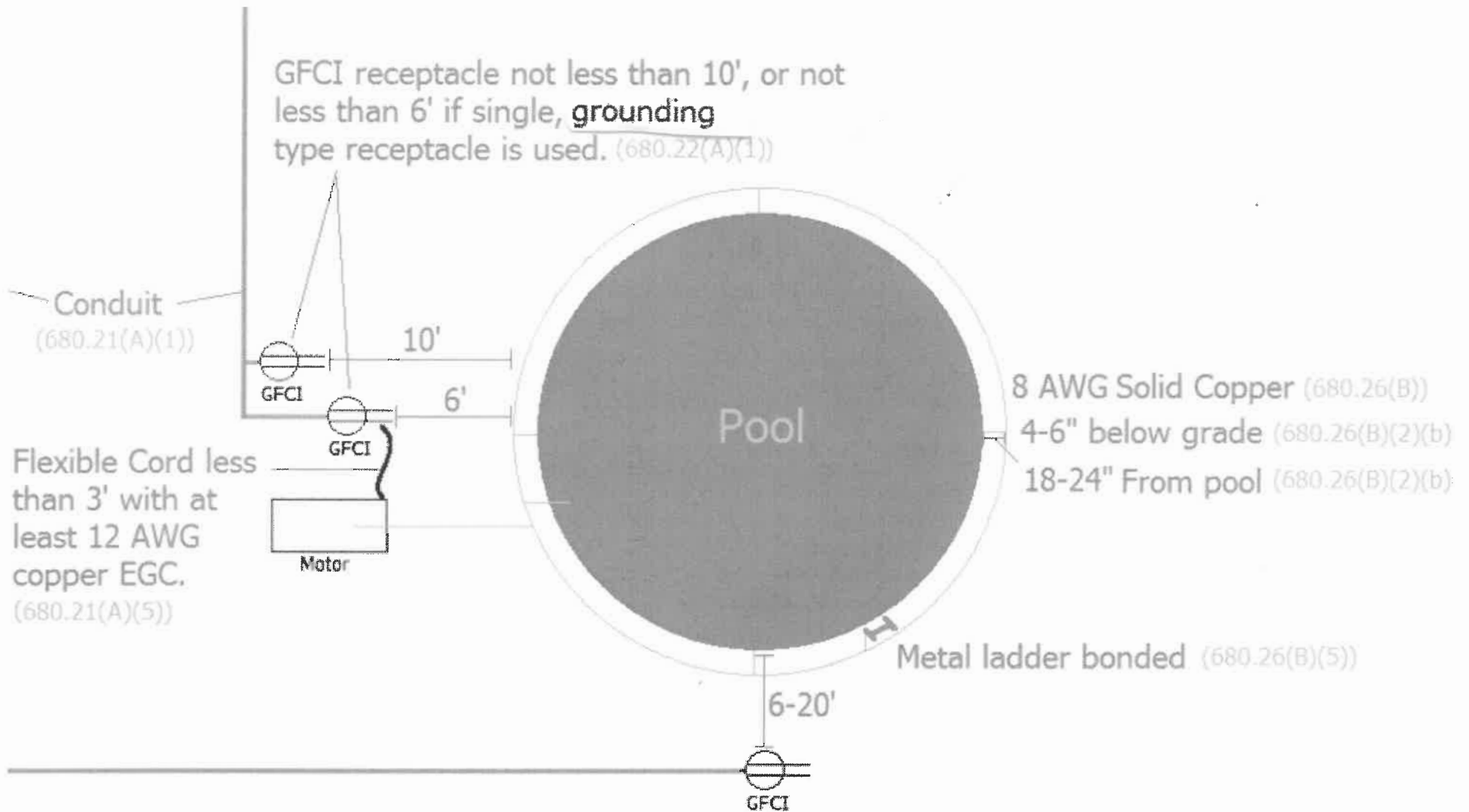
ABOVE GROUND SWIMMING POOLS

The following information and pictures are provided to assist homeowners and other unfamiliar with the requirements of “Article 680” [Electrical Requirements] of the 2017 National Electrical Code and Swimming Pool [Barrier Requirements].

The information provided does not address all situations that may arise but does provide a guideline for a typical swimming pool installation. Should you have any questions, please contact National Inspection Corporation at: 937-433-4642.

CALL FOR ALL INSPECTIONS!

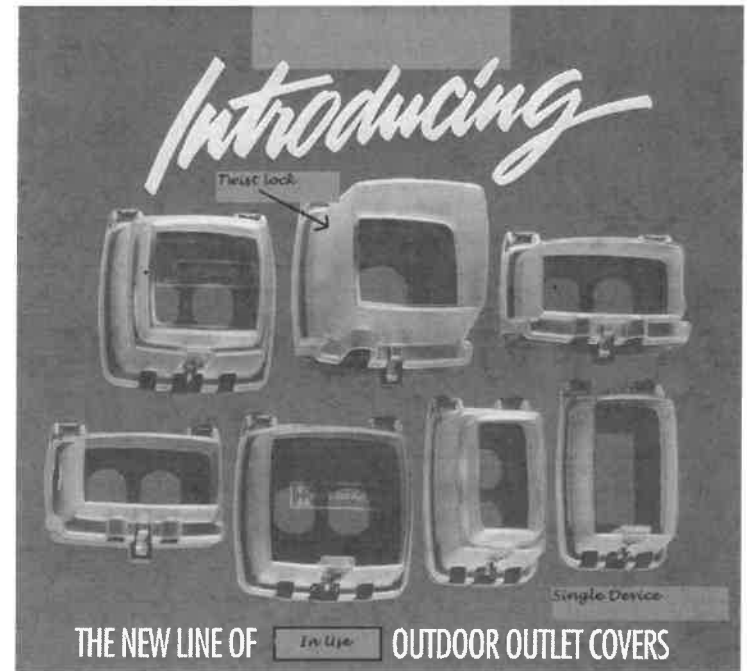
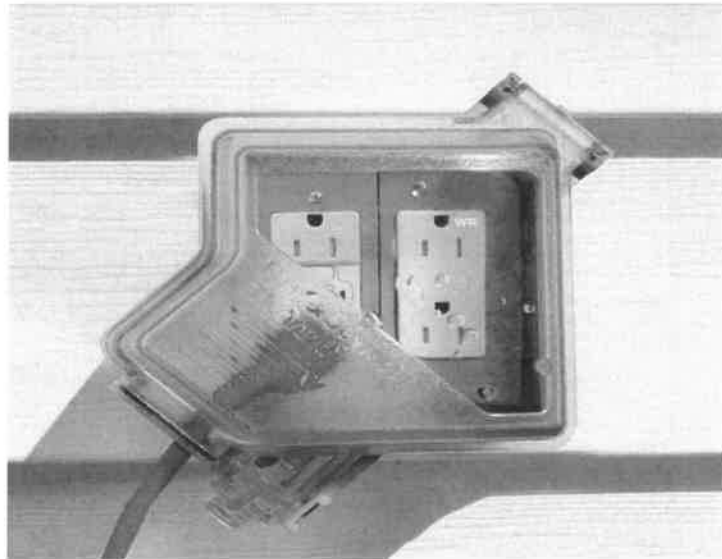
1. FOUNDATION (SLAB) / BOUNDING INSPECTION
2. FINAL ELECTRICAL / FINAL BUILDING INSPECTION



Flexible Cord less than 3' with at least 12 AWG copper EGC. (680.21(A)(5))

125 volt 15- or 20-ampere receptacle on general purpose branch circuit. more than 6', and less than 20' from inside wall of pool. Must be GFCI protected. (680.22(A)(3))

In-Use Weatherproof Covers



These types of covers can be purchased for the single or double duplex boxes for receptacle within the pool or spa area or the twist lock receptacle at the pump for the pool.

TABLE 680.9(A) Overhead Conductor Clearances

Clearance Parameters	Insulated Cables, 0–750 Volts to Ground, Supported on and Cabled Together with a Solidly Grounded Bare Messenger or Solidly Grounded Neutral Conductor		All Other Conductors Voltage to Ground			
	m	ft	0 through 15 kV		Over 15 through 50 kV	
			m	ft	m	ft
A. Clearance in any direction to the water level, edge of water surface, base of diving platform, or permanently anchored raft	6.9	22.5	7.5	25	8.0	27
B. Clearance in any direction to the observation stand, tower, or diving platform	4.4	14.5	5.2	17	5.5	18
C. Horizontal limit of clearance measured from inside wall of the pool	This limit shall extend to the outer edge of the structures listed in A and B of this table but not less than 3 m (10 ft).					

Check manufacturer's installation instructions for special requirements for **ELECTRICAL WIRING**. Larger and insulated grounding conductors are sometimes required. Have this information on site at time of inspection.

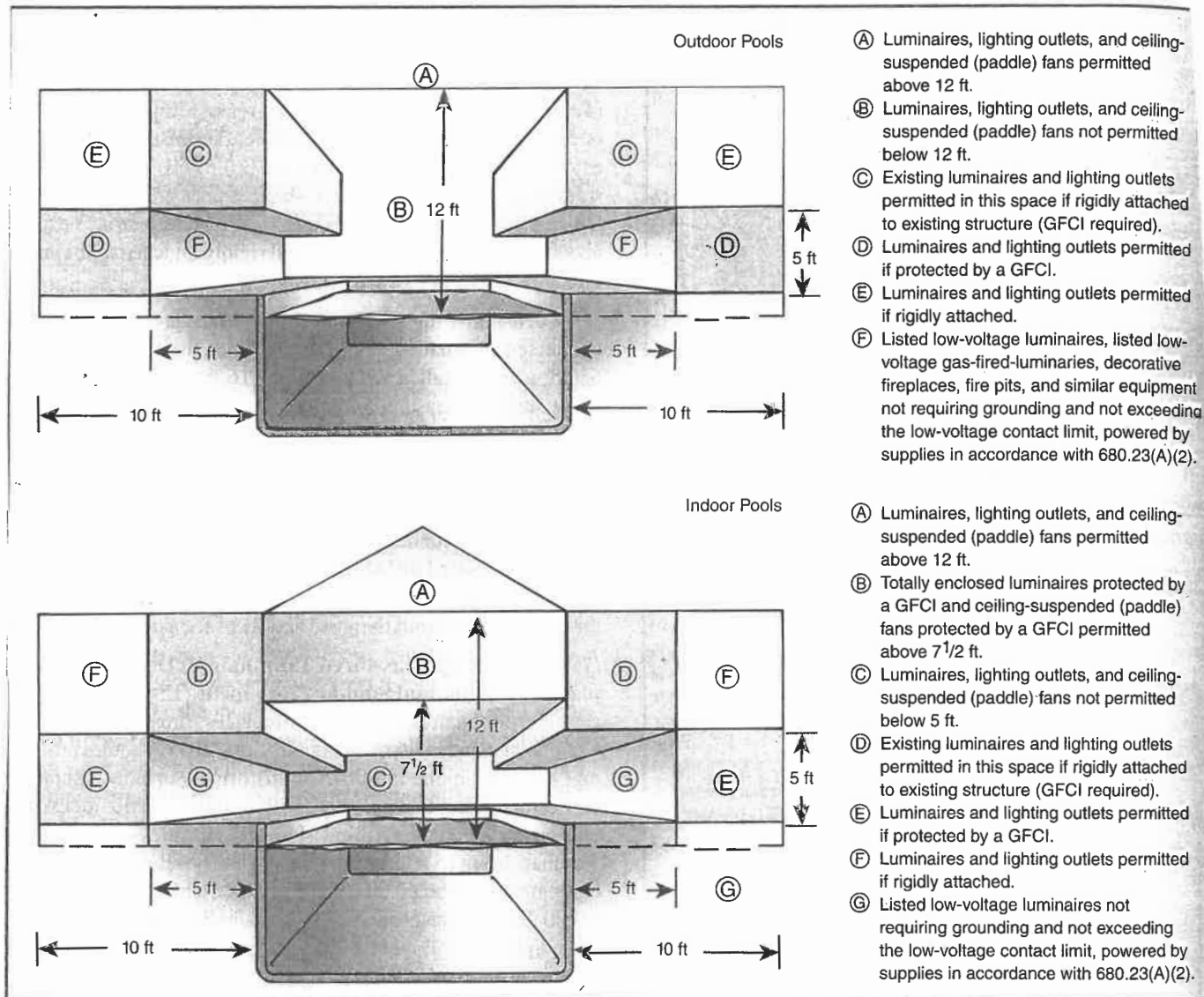
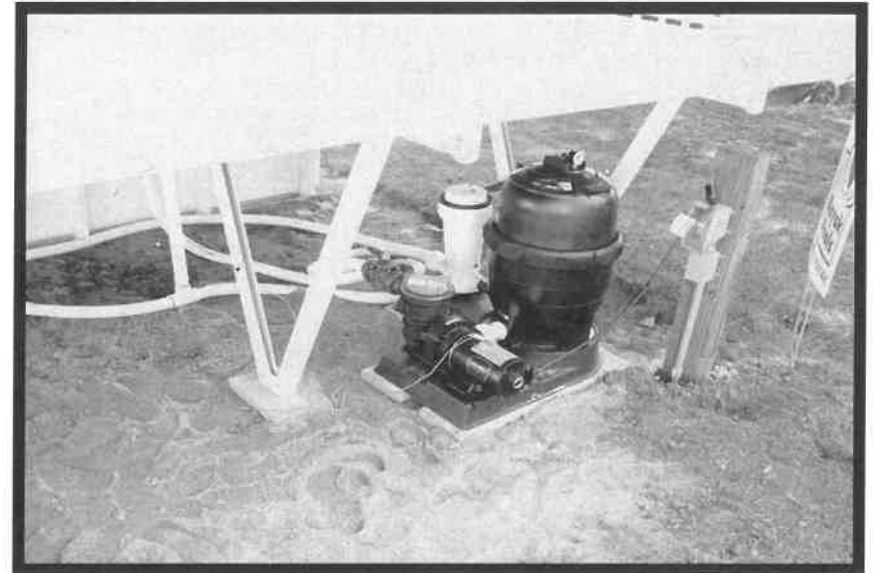
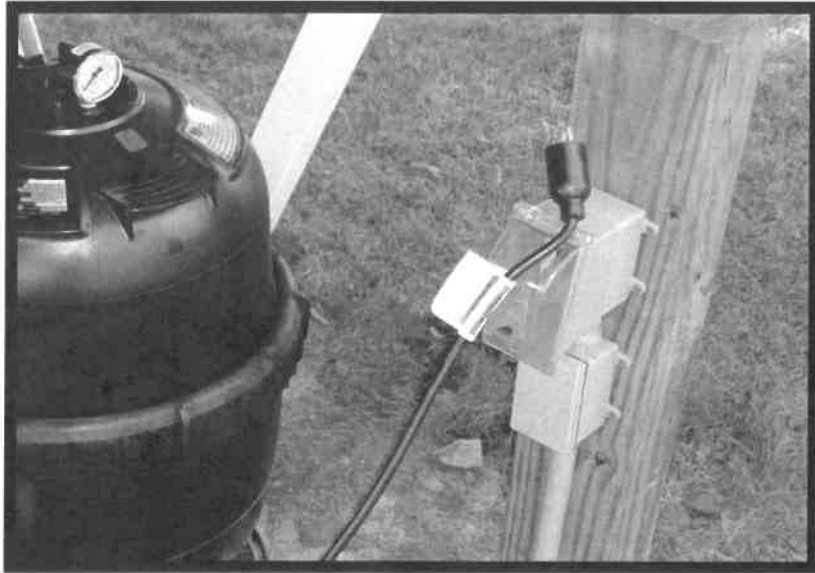


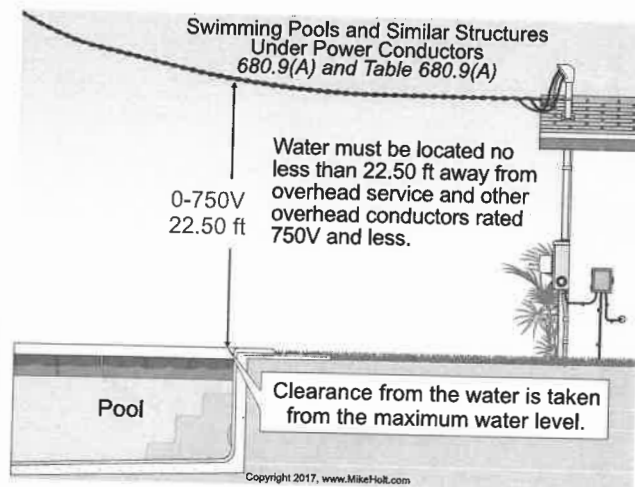
EXHIBIT 680.4 Limitations of 680.22(B) for the areas surrounding outdoor and indoor pools.



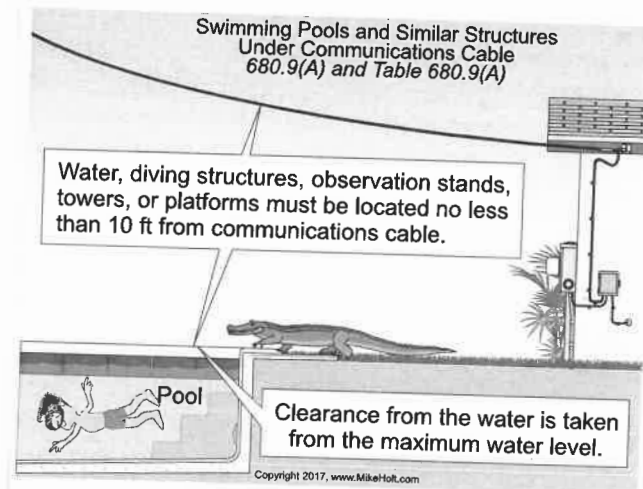
Exterior outside GFCI receptacle
Connecting underground PVC conduit
To pool pump motor



NO OVERHEAD ELECTRICAL or PHONE LINE CAN BE WITH IN 10 FEET OF POOL OR SPA SIDES



▶ Figure 680-11



▶ Figure 680-13

Common Residential Pool Defects [05.17.11]

- 1. Pool placement on property in violation of overhead conductor's clearance requirements**
- 2. Verify Compliance and design of BARRIERS for residential swimming pools and hot tubs**
3. Trench not deep enough or covered without inspection
4. "UF" or "NM" cable installed underground to pump instead of proper wiring method
5. Non-pool related wiring installed under or within 5 foot of pools edge
6. Branch circuit wiring for pool lights not installed in conduit [PVC minimum @ 18 inches]
7. GFCI and NON- GFCI circuits run in the same conduit supplying pool lights
8. Use of non-pool-listed deck boxes
9. Equipment grounds for pool lights improperly terminated or spliced
10. Listed encapsulating compound not installed in pool light niche
11. Bonding wire loose, improperly connected or not connected
12. No general use GFCI receptacles [listed for wet locations and in-use cover] installed within the 6 foot to 20 foot area around pool
13. Existing receptacles within the 6 foot to 20 foot area around a new pool not having GFCI
14. Existing lighting located within 5 foot of the pool edge at improper heights and not GFCI protected.[Low voltage NOT permitted within 10 feet]
15. Existing [or new] general use receptacles closer than 6 foot to the pool
16. Existing luminaires and lighting outlets located less than 1.5 m (5 ft) measured horizontally from the inside walls of a pool shall be not less than 1.5 m (5 ft) above the surface of the maximum water level, shall be rigidly attached to the existing structure, and shall be protected by a ground-fault circuit interrupter.
17. New luminaires, lighting outlets, and ceiling-suspended (paddle) fans installed in the area extending between 1.5 m (5 ft) and 3.0 m (10 ft) horizontally from the inside walls of a pool shall be protected by a ground-fault circuit interrupter unless installed not less than 1.5 m (5 ft) above the maximum water level and rigidly attached to the structure adjacent to or enclosing the pool.
18. Low voltage lighting installed within 10 foot of pool edge.
19. No bonding of POOL WATER and pool walls not bonded at 4 points
20. New pool circuits taken to existing panelboards that do not comply with the provisions on NEC 680.25, [conduit & equipment ground], note exceptions
21. Above ground pools have no bonding between pool and pump and adjacent metal items within 5 foot of pools edge
22. Pump motor installed without GFCI protection and / or improperly connected to supply

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- and two-family dwelling.

SECTION AG102 DEFINITIONS

AG102.1 General. For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

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, NONPORTABLE. 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, aboveground 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 said 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 AG107.

AG103.2 Above-ground and on-ground pools. Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/NSPI-4 as listed in Section AG107.

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 ANSI/NSPI-3 as listed in Section AG107.

AG104.2 Portable spas and hot tubs. Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-6 as listed in Section AG107.

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, aboveground or on-ground pool, hot tub or spa shall be provided with 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 the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming

pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).
8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and
 - 8.2. The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:
 - 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or
 - 9.2. All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal house-hold activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are ap-

proved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

10. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:
 - 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access, or
 - 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

AG105.3 Indoor swimming pool. All walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 9.

AG105.4 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

AG105.5 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

SECTION AG106 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

AG106.1 General. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single outlet systems, such as automatic vacuum cleaner systems, or other such multiple suction outlets whether isolated by valves or otherwise shall be protected against user entrapment.

AG106.2 Suction fittings. All Pool and Spa suction outlets shall be provided with a cover that conforms with ANSI/ASME A112.19.8M, or a 12" × 12" drain grate or larger, or an approved channel drain system.

Exception: Surface skimmers

AG106.3 Atmospheric vacuum relief system required. All pool and spa single or multiple outlet circulation systems shall be equipped with atmospheric vacuum relief should grate covers located therein become missing or broken. Such vacuum relief systems shall include at least one approved or engineered method of the type specified herein, as follows:

1. Safety vacuum release system conforming to ASME A112.19.17, or
2. An approved gravity drainage system

AG106.4 Dual drain separation. Single or multiple pump circulation systems shall be provided with a minimum of two (2) suction outlets of the approved type. A minimum horizontal or vertical distance of three (3) feet shall separate such outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum relief-protected line to the pump or pumps.

AG106.5 Pool cleaner fittings. Where provided, vacuum or pressure cleaner fitting(s) shall be located in an accessible position(s) at least (6) inches and not greater than twelve (12) inches below the minimum operational water level or as an attachment to the skimmer(s).

SECTION AG107 ABBREVIATIONS

AG107.1 General.

ANSI—American National Standards Institute
11 West 42nd Street, New York, NY 10036

ASTM—American Society for Testing and Materials
1916 Race Street, Philadelphia, PA 19103

NSPI—National Spa and Pool Institute
2111 Eisenhower Avenue, Alexandria, VA 22314

SECTION AG108 STANDARDS

AG108.1 General.

ANSI/NSPI

ANSI/NSPI-3-99 Standard for Permanently Installed
Residential Spas AG104.1

ANSI/NSPI-4-99 Standard for Above-ground/On-ground
Residential Swimming Pools AG103.2

ANSI/NSPI-5-99 Standard for Residential In-ground
Swimming Pools AG103.1

ANSI/NSPI-6-99 Standard for Residential
Portable Spas AG104.2

ANSI/ASME A112.19.8M-1987 Suction
Fittings for Use in Swimming Pools,
Wading Pools, Spas, Hot Tubs and
Whirlpool Bathing Appliances AG106.2

ASTM

ASTM F 1346-91 (1996) Performance Specification
for Safety Covers and Labeling Requirements for
All Covers for Swimming Pools, Spas and
Hot Tubs AG105.2, AG105.5

ASME

ASME A112.19.17 Manufacturers Safety Vacuum
Release Systems (SVRS) for Residential and
Commercial Swimming Pool, Spa, Hot Tub and
Wading Pool AG106.3