

POOL SUBMITTAL GUIDE



Fayette County Department of Building Safety

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Web: https://fayettecountyga.gov/building_permits/forms.htm

CALL BEFORE YOU DIG

Fayette County Clerk of Superior Court
Environmental Health (Septic Tanks/Fields) – Suite 200
Fayette County Department of Building Safety – Suite 201
Fayette County Environmental Management Dept. – Suite 203
Fayette County Planning & Zoning Department – Suite 202A

811
770-716-4290
770-305-5415
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Revised 6/14/2022

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The following is an outline of the requirements for a **pool** submittal. This list is for reference purposes only and may not include all items needed to complete the plan's examination process. Complete and accurate submittals help expedite the plan review process. **Attention to the completeness and accuracy of the information** at the beginning of the process generally leads to fewer delays and requests for revisions from county staff. Please use the following guidelines to assure that your application includes all the information necessary for a timely review of your plans.

SWIMMING POOLS DEFINED

AQUATIC VESSEL - A vessel, permanent or temporary, intended for swimming, bathing, or wading and that is designed and manufactured to be connected to a *circulation system*. **Portable vessels 12 inches** (305 mm) **or less** in designed water depth drained and filled daily are not considered aquatic vessels. For purposes of this code, the term is used to identify all the types of vessels governed by this code, including swimming pools, aquatic facilities, *spas*, hot tubs, and related equipment.

BARRIER REQUIREMENTS - The provisions of this section shall apply to the design of *barriers* for *aquatic vessels*. These design controls protect against the potential drowning and near-drowning by restricting access to such vessels. These requirements provide an integrated level of protection against possible drowning using physical barriers and warning devices.

Exceptions:

1. *Spas* and hot tubs with a lockable safety cover that complies with ASTM F 1346.
2. Swimming pools with a *powered safety cover* that complies with ASTM F 1346.

SUBMITTAL CHECKLIST

_____ Complete online application process using DBS online permitting software Sages.Gov
<https://www.sagesgov.com/fayettecounty-ga>

_____ The "Structure Specifics" section of the online application **MUST** be filled out.

_____ Affidavits for Electric, Mechanical, Fuel Gas, and Plumbing as applicable

1. Legible Copy of the Subcontractors state-issued contractor's license
2. Legible Copy of Subcontractors business license
3. Legible Copy of Subcontractors driver's license

_____ Plans & Supporting Constr. Documents – **Refer to the Plan Requirements below (Installation Manuals for Heater and Pool/Spa lighting must be submitted)**

_____ Recorded Property Deed and Recorded Plat **if not in a subdivision**

_____ Signed Environmental Health approval (Must be included before DBS will accept the application).

_____ Pool/Spa Heater Letter

_____ Plat/Site Plan with rear and both side distances to property line (Not required in the city limits of Brooks or Woolsey)

GENERAL REQUIREMENTS FOR SUBMITTAL

PLAN REQUIREMENTS (Residential)

- **Key plan/site plan** fully dimensioned and indicated property lines, existing construction, overhead/underground utilities, new pool/spa, and access barrier.
- **Barrier details** – Include all barrier specifications/details and locations.

- **Retaining walls** – Location any new retaining walls noted on plans, including height, length, and any surcharge supported.
- **Pool plan** – for plan view includes all amenities such as water features, diving boards, slides, handholds, ladders, stairs, and deck seats. Please have any fire pit or outdoor kitchen on pool plans. ****Fire Pits and Kitchen permits must be applied for separately****
- **Electrical plan** - Indicate the location of at least one 20-ampere receptacle outlet located a minimum of 6' from and not more than 20' from the inside wall of pools, outdoor spas, and hot tubs the location of the new panel on plans. Indicate GFCI protection for all 125-volt receptacles within 20 feet of the inside walls of pools, outdoor spas, and hot tubs. **Niche / Nicheless light manual must be submitted for review.**
- **Mechanical plan** – location, type, and size of the heater, including venting method and distance of vent termination to property lines and openings into adjacent buildings. **The heater Installation manual must be submitted for review.**

PLAN REQUIREMENTS (Commercial)

- **Key plan/site plan** fully dimensioned and indicated property lines, existing construction, overhead/underground utilities, retaining walls, new pool, access barrier, safety devices, glazing within 60" of the water's edge, and pool equipment (including fuel source).
- **Barrier details** – Include all barrier specifications/details. The fence must be reflected on the plans.
- **Retaining walls** – Location of new retaining walls noted on plans, including height, length, and any surcharge supported.
- **Pool plan** including a plan view, cross-sections, entrapment protection from suction outlets, and type of construction. Include all amenities such as water features, diving boards, slides, handholds, ladders, stairs, and deck seats.
- **Electrical plan** - Indicate the location of at least one 20-ampere receptacle outlet located a minimum of 6' from and not more than 20' from the inside wall of outdoor spas and hot tubs and the location of the new panel on plans. Indicate GFCI protection for all 125-volt receptacles within 20 feet of the inside walls of pools, outdoor spas, and hot tubs. **GFCI must be located inside the pool fence.** Light niche manufacturer installation manuals must be submitted with the required documents.
- **Mechanical plan** – location, type, and size of filtration system; location and means of wastewater disposal; means of adding make-up water; kind of backflow preventer; and type and size the of the heater, including method of venting and distance of vent termination to property lines and openings into adjacent buildings. Gas line isometric details include size, type, lengths of all existing and new gas lines, BTU input rating, and capacity in a cubic foot of gas per hour of all appliances and equipment. Fuel type includes inlet pressure, pressure drop, and specific gravity. Pool Heater manufactures installation manuals must be submitted with the required documents.

If installing an Electrical Heater, please submit a Mechanical affidavit with the submission and check the Mechanical box on the application.

- **Structural Requirements:** Structural calculations must be sealed by a Georgia Licensed Design Professional. Structural calculations must consider surcharge loads from existing and new construction, including retaining walls, pools, water features, etc. All structural engineering requirements are to be shown on the plans; for shotcrete or gunite pools, indicate reinforcing steel size, reinforcing steel spacing, and thickness of walls.

PLAT REQUIREMENTS FOR POOL APPLICATIONS

Plat on which floodplain areas, water bodies, watershed protection buffers, setbacks, and easements are indicated. This plat or survey must also suggest the following:

- Location of all existing and proposed structures and identified (house, barn(s), swimming pool, garage, etc.)
- Location of the septic tank, field, and replacement field sited by the Environmental Health Department (Suite 200).

NOTE: For pools located within 2 feet of minimum setback, floodplain, and watershed protection areas, a signed/sealed Surveyor's Certification shall be submitted to and approved by the Planning & Zoning Department and Environmental Management Department after excavation and the placement of forms and reinforcing steel, but before the placement of any concrete, shotcrete or gunite. For pre-manufactured pools, the survey shall be submitted and approved by the Planning & Zoning Department and Environmental Management Department after excavation but before the placement of the pool shell.

Reminders:

- 1. The pool builder is responsible for installing the barrier, window, and door alarms to code. Make sure you, as the applicant or customer, meet all the requirements for the complete pool installation.**
- 2. If your installation includes a heater, a pool thermal bubble cover must be installed during inspection.**
- 3. If your installation includes a heated spa that will not spill over to the pool, a spa thermal bubble cover needs to be installed at the time of inspection.**
- 4. Rope floats must be installed at the time of the final inspection for required sloped pools.**
- 5. During onsite inspections, a Stop Work Order will be placed if a diving board/rock, slide, fire pit, outdoor kitchen, fire/water bowls, or other pool upgrade items are installed on the site. A revision will need to be submitted, and a separate permit pulled for things that involve hardscape, such as kitchens, fire pits, retaining walls, etc. PLEASE call to verify if you have any questions before submitting the pool permit as to what needs to be permitted separately.**

All Plans must be legible and in ink.

SWIMMING POOL FEE SCHEDULE

Residential

- \$ 100.00 Pool Permit
- \$ 100.00 Electric Permit
- * \$ 100.00 HVAC Permit – if required
- \$ 100.00 Plan Review

Commercial

- \$ 200.00 Pool Permit
- \$ 100.00 Electric Permit
- * \$ 100.00 HVAC Permit – if required
- \$ 500.00 Plan Review

