



HILLTOWN TOWNSHIP

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Guidance for Residential Pool Projects

This informal document is intended to help applicants put together adequate information when submitting a permit application, and to answer common questions the Code Enforcement Office often receives. This document is not intended to be all-inclusive; each project can be unique and additional standard information may be expected during a review of construction documents. If you are unsure whether you should include some piece of information, you should probably include it.

All Pool Projects (Above Ground and In-Ground)

- Hilltown Township requires 10' setback from all side and rear property lines to ALL pools and all associated decking/surround and equipment (filters, pumps, slides, walls, waterfalls, etc., etc.).
- All project applications must have an Electrical Plan. Above ground pools are not permitted to be powered by an extension cord.
- A continuous 48" high pool barrier is required around all pools. The barrier, most often a fence, must be identified and plotted on the site plan, and all gates must be located and identified.
- With above-ground pools, in many instances, the pool itself may constitute the barrier, if the pool is at least 48" all the way around; see specifics for above ground pools for further comments.
- **DOUBLE-LEAF GATES OPENING INTO A POOL ENCLOSURE WILL NOT BE APPROVED**. Any and all fence gates opening into a pool enclosure must be self-closing, self-latching. Double gates do not currently meet this standard.
- If the resident's dwelling is part of the barrier, then all doors opening into the enclosure are required to be alarmed.

Specific to In-Ground Pools

- A plot plan, prepared (signed and sealed) by Pa. Licensed Surveyor or Professional Engineer detailing the lot, grading, proposed improvements, and an inventory of all existing and proposed impervious surfaces; further, plan should locate all existing easements and underground drain lines, including sump pump.
- A structural steel plan, for the pool itself, signed and sealed by a Pa. Licensed Professional Engineer must be submitted (for concrete and vinyl liners both).
- **IF YOU ARE PROPOSING A FIBERGLASS POOL**, a bedding and hold down detail, signed and sealed by a Pa. Licensed Professional Engineer must be submitted.

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Specific to Above Ground Pools

- A plot plan locating the pool in relation to the house, property lines and all easements must be submitted; further, the plot plan must locate the pool pump and filter; *the pool pump may not be operated via an extension cord.*
- Submit Catalog listings for the proposed pool, filter, pump, and any heating equipment.
- If the Pool is acting as its own barrier, submit catalogs sheets of the applicable movable ladder or 'fold-up, locking ladder'.
- If the pool will be accessed via an elevated deck, either store bought, or site built.