In-ground Pool Requirements

POOL SET BACKS TO POOL WATER LINE

15 feet minimum from side and rear property lines
10 feet minimum from principal structure including decks, steps etc.
6 feet minimum from any other accessory structure

Hot tubs and spas may be constructed closer than ten(10) feet to a principal structure.

1. A full engineered plan showing (see attached sample):
   a. Pool location showing setbacks from property lines, dwellings, accessory structures & impervious coverage.
   b. Topographic survey showing existing and proposed elevations.
   c. Proposed drainage flow paths.
   d. Fence type and location (must be pool code compliant).
   e. All proposed retaining walls and landscaping
   f. Easements (No part of any pool including filter or pool decking shall be located within any easement.)
   g. Location of mechanical equipment (filter, heater, etc.).
TOWNSHIP OF FAIRFIELD
230 FAIRFIELD ROAD, FAIRFIELD, NJ 07004
PHONE: 973-882-2700 EXT. 2503
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ZONING DEPARTMENT

2. Construction permits and fees, including building, electric, and plumbing must be completed.
   a. Provide the manufacturers' specs (cut) sheet for motor, pump, filter and heater (all that apply). Be sure to indicate your particular model number.

3. Dig number and mark-outs must be obtained (call 811) and given to the Building Department before any excavation work can commence.

4. Permit will be issued after review by:
   a. Zoning Officer
   b. Township Engineer
   c. Construction Official

5. For additional pool installation & filter discharge system requirement see municipal ordinance # 26-1-5(attached).

Zoning approval is required for pools and pool barriers (fence). An application can be obtained in the Building and Engineering departments.

An application to Hudson-Essex- Passaic Soil Conservation District is required. No permit will be issued unless a letter is received to the Township of Fairfield Building or Engineering Department.

Required inspections for in-ground pool:

PLEASE NOTE: Homeowners bear the responsibility of ensuring the location and elevation of the pool is in accordance with the approved permit. It is strongly recommended that a licensed surveyor confirm the pool location and elevation prior the concrete lock. Pools with incorrect location and/or elevation will be required to be relocated as per approved location survey.

1. Building- concrete lock or rebar.

2. Electric and plumbing underground and bonding

3. Gas piping if necessary.

4. After concrete lock(same as backfill).

5. Final inspections (building, electric, plumbing & engineering) including FINAL AS-BUILD.

Failure to obtain required inspections will result in a penalty to the responsible party.
CHAPTER XXVI

SWIMMING POOLS

26-1 DEFINITIONS.

As used in this chapter:

*Persons* shall mean and include corporations, companies, associations, societies, firms and partnerships, as well as individuals.

*Private swimming pool* shall mean any pool, tank or plunge designed or arranged to be filled with water to a depth of twenty-four (24) inches or more, used and maintained for swimming, bathing or wading purposes by an individual for use of his household and guests and located on a lot as an accessory use to a residence, including both artificial and partly artificial pools.

(1964 Code § 64-1; Ord. No. 97-09 § 1)

26-2 LOCATION.

a. A private swimming pool, either permanent or portable, shall not be located within fifteen (15) feet of any side or rear property line, nor shall any such pool be located closer than ten (10) feet from the principal structure or any part thereof, nor six (6) feet from another accessory structure in any yard except that area designated for accessory use. In the case of a corner lot, a pool shall not be constructed any closer to the side street line than forty-five (45) feet. The measurement shall be made from the property line to the pool water line. No part of any pool including filter or pool decking shall be located within any easement. Hot tubs and spas may be
constructed closer than ten (10) feet to a principal structure.

b. A swimming pool shall not be constructed or installed on any premises unless a residence building is also located on the same premises.

(1964 Code § 64-2; Ord. No. 97-09 § 2; Ord. No. 98-05 § 1)

26-3 INSTALLATION.

Installation of swimming pools shall be in accordance with the latest edition of the BOCA National Building Code Sec. 421.0 entitled "Swimming Pools" as well as the following additional requirements:

a. All disturbed areas must be stabilized in accordance with the procedures outlined in the "Standards for Soil Erosion & Sediment Control in New Jersey."

b. A letter from the hauler/contractor must be submitted, prior to construction, indicating the site of the proposed placement of excess excavated material.

c. All excavated material found unsuitable for backfill must be removed from the site and disposed of outside the floodplain of any stream, wetland, or surface water in a manner that it does not interfere with positive drainage of the receiving area.

d. For installations in regulated flood plains no fill (including topsoil and concrete) shall be placed around the swimming pool areas above existing grade.

e. Spot elevations shall be provided to indicate existing and proposed grade at the pool corners and fifteen (15) feet beyond (for in-ground pools only).

f. All electrical and mechanical controls must be adequately flood proofed to an elevation of one (1) foot above base flood elevation, per N.G.V.D.
g. A four (4) foot high temporary fence shall be maintained about the pool throughout the construction period. This fence must be secured at the end of each work day. This fence must be replaced by a permanent fence in order to receive final approval.
(Ord. No. 97-09 § 3)

26-4 PERMITTED SIZE.

No swimming pool, including its accessory buildings, shall cover more than twenty-five (25%) percent of the accessory use area as described in this chapter. The maximum height above grade of any pool shall be five (5) feet.
(Ord. No. 97-09 § 4)

26-5 DISCHARGE SYSTEM.

a. The effluent from the backwash shall be directed by a pipe into a lawn sprinkling system, an adequate dry well or sand filter pit on the same premises on which the pool is located.

b. If a cartridge-type filter is used, the requirements for the discharge of the backwash effluent will not pertain. The minimum area of a cartridge-type filter for any pool is one hundred (100) square feet. Pool water may not be discharged at the curb or upon the surface of any street. The discharge of pool water shall in no case cause or create a nuisance to abutting property or to the public.

c. Before a pool is emptied, it shall be the owner's responsibility to notify either the Township Engineer or the Township Building Inspector and obtain his approval of the method of disposing of the water.
(Ord. No. 97-09 § 5)
NOTES:
1. All spot elevations to be based upon Township Datum No. 15.
2. Bench mark must be identified on survey.

TYPICAL DETAIL NOT TO SCALE

IN-GROUND SWIMMING POOL
INSTALLATIONS IN ELEVATED FLOOD PLAINS