



**GWINNETT COUNTY**  
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## **Swimming Pool (Residential) Building Permit Requirements**

(Revised August 2012)

The purpose of this document is to provide guidance in obtaining a Building Permit for a Residential Swimming Pool on a one or two family lot. A residential swimming pool is defined as “any structure intended for noncommercial swimming or recreational bathing that contains water over 24 inches deep including inground, aboveground, and onground swimming pools, hot tubs, and spas. A Building Permit must be obtained prior to any land disturbance, installation or construction.

### **Step 1 – Obtain Approval from Gwinnett Environmental Health for Homes Served by a Private Septic System.**

If the home is served by a private septic tank system, Gwinnett Environmental Health must approve the location of **inground** or **aboveground** swimming pools on a lot before a permit can be issued. The purpose of this review is to ensure that the existing septic tank & drain field is not affected by the pool’s location. Proof of approval by Environmental Health must be attached to the Building Permit Application. Information and forms can be obtained by calling Gwinnett Environmental Health at 770.963.5132.

### **Step 2 – Submit a “Swimming Pool Location Plan” for Approval by the Development Review Section.**

- **Location Plan.** The purpose of this plan is to verify compliance with county regulations regarding rear yard location, setbacks, clearance from utility easements, zoning buffers, clearing limits or impervious setbacks from the Chattahoochee River. This plan must be drawn to scale (i.e. 1”=10’, 1”=20’) and must show the lot boundaries, location of the existing home and driveway, easements, streams, buffers, clearing and impervious square footage within the Chattahoochee River Corridor and the location of the proposed pool, its protective barriers, decking and pumps, all with distances labeled to property lines. A copy of the Final Subdivision Plat showing lot dimensions is available from the Deed Record’s Office of the Clerk of Superior Court, 75 Langley Drive, Lawrenceville. Pools and associated structures such as decking (wood, concrete, etc.), pumps, and diving boards cannot be located on vacant lots or in easements. They must be located in the rear yard, at least 5 feet from any side or rear property line. Encroachments into buffers are not allowed.
- **Protective Barriers/Enclosures.**
  - **Inground** pools must have at least a 4-foot high protective barrier surrounding the pool.
  - **Walls of a Dwelling.** These may serve as part of the required barrier as follows: 1) if all doors accessing the pool from the wall are equipped with an audible warning device, sounding for at least 30 seconds, that is activated when the door and its screen are opened; or, 2) if the pool is equipped with a power safety cover that complies with ASTM F 1346-1991.
  - **Barrier Openings & Access Protection.** Openings in any barrier shall not allow passage of a 4 inch diameter sphere. All access gates to the pool shall be self-closing & self-latching & shall be equipped with a locking device.

**Step 3 – Complete the Building Permit Application, the Residential Erosion Control & Solid Waste Management Affidavit, and the Residential Swimming Pool Construction Affidavit.** All of the above forms may be obtained from the Building Permits Counter, from the webpage [www.gwinnettcounty.com](http://www.gwinnettcounty.com) (“A-Z Index”) or by calling 678.518.6020.

### **Step 4 – Obtain Building Permit at the Building Permits Counter of P&D.**

Submit the Building Permit Application, Erosion Control & Solid Waste Management Affidavit, Residential Swimming Pool Construction Affidavit, approved “Swimming Pool Location Plan,” and permit fee. The fee, rounded to the nearest dollar, is calculated as follows: \$6 per \$1,000 of estimated construction cost (minimum fee is \$30) plus \$25 for the Certificate of Occupancy. Fees must be paid at time of permit issuance.

### **Inspections.**

The Building Permit for the new swimming pool will typically include electrical & plumbing inspection (if required). State licensed electrical & mechanical subcontractors must submit a Subcontractor Affidavit form to P&D at least two (2) days prior to requesting inspections. Inspections are requested by calling the 24 / 7 automated inspection request system

at 678.518.6277. Homeowners installing electrical & mechanical systems themselves must also submit these affidavits. The Building Permit Yard Card must be posted in a location visible from the street. The approved "Swimming Pool Location Plan" must be present at the time of inspection. The following inspections must be successfully passed and a Certificate of Occupancy (CO) issued prior to pool use or occupancy:

- **Site Location, Erosion & Sediment Control, Temporary Protective Barriers, & Reinforcing Steel or Basket Inspection.**
- **Electrical Light Bonding Inspection.**
- **Air Test Inspection of Pool Pump Lines (performed in conjunction with Light Bonding or Electrical Rough-In Inspection).**
- **Electrical Rough-In Inspection.**
- **Mechanical Inspection (if pool is heated with gas).**
- **Final Inspection.** This inspection includes final electrical, structural & mechanical (as applicable). Installation of required barriers and alarms is verified. If successfully passed, **AND with required barriers in place**, a Certificate of Occupancy (CO) can be issued and the pool can be used.

**Sewer System Connection.** National & state water quality laws do not allow pools to be connected to the sanitary sewer system. The concentration of chlorine in the water would harm the safe operation of the sewer treatment system.

**Draining a Pool.** County regulations do not address whether a pool may be drained onto private properties. It is however recommended that homeowners consult with adjacent neighbors regarding this matter, or applicable Georgia laws.