

City of Greenwood, Indiana

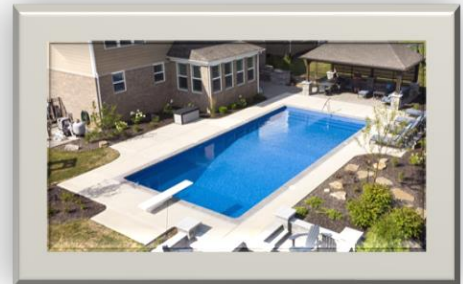
2020 Indiana Residential Code-Based Prescriptive Swimming Pool Construction Guide



Storable



Above-Ground



In-Ground

A reference guide from the City of Greenwood, Indiana's
Community Development Services Building Department

General Information Notes

1. This guide is using the 2020 Indiana Residential Code (2018 International Residential Code with Indiana Amendments), this is referenced in the rest of this guide as “Code”.
2. This guide also references the City of Greenwood Unified Development Ordinance, this is referenced in the rest of the guide as “City Ordinance”.
3. In this guide we tried to cover all the basic construction/design code & City Ordinance information, but this is not meant to be exhaustive list of the all the Swimming Pool code requirements.
4. The City Ordinance has minimum setbacks from Side & Rear property lines, Pools cannot be located in the Front Yard. You have the option to apply for a Variance from the City Ordinance requirements, by submitting a Variance Application with the Planning Department to go to the Board of Zoning & Appeals meeting where Board Members vote whether to grant or reject the Variance request.
5. Pool and associated Patio or Deck cannot be placed into a Platted Easement. If you want your pool project placed within a Recorded/Platted Easement, you can submit an Encroachment Request Application with the City Engineering Department to go to the Board of Public Works meeting where Board Members vote whether to grant or reject the Encroachment request.
6. Pools shall not be occupied until the Pool Passes the Final Inspection by the City of Greenwood Building Department.

General Code/Construction Information:

Site/Plot Plan Information:

Pools and associated Patio or Deck must not be placed in any recorded/platted easements without Permission from the City Board of Public Works to encroach into the easement (Drainage, Utility, Landscape or Building Setback Easements), see General Note #5 above for more info on this process. The placement of the structure cannot create or add to Stormwater Drainage issues on the property or affect adjacent properties. You cannot cover greater than certain percentage of your property square feet with impervious surfaces [i.e., Residence, Driveway(s), Patio(s), Accessory Structures with roofs], see by Zoning Lot Coverage list below. For a Permit submittal a Site/Plot Plan must be provided showing Property Structures and proposed Pool, Patio, deck, Pool Equipment, etc. with dimensions from Pool/Patio/Deck to Property Lines, to Main Residence & other Adjacent Structures on the property. Pool cannot be located in a Side Yard that is located less than 15'-0" from the Front Building Line of the Main Residence. A Variance is an option, see General Note #4 above for more info on this process. For Above-Ground or In-Ground Pools you must also either show or create a separate Erosion Control Plan showing Silt Fencing [not to be installed/located in a platted easement], Construction Drive (#5 stone or larger, Erosion Control Mats, Clean Drive Structural Boards) location [preferred to not be located within a platted easement],



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Concrete Washout location, Soil Stockpile location(s) [not be located within a platted easement].

Property Zoning Max. Coverage:

RL (Residential Large): 40%

RM (Residential Medium): 50%

RA (Residential Attached Single-Family): 60%

RMH (Residential Mobile Home): N/A

OTR (Old Town Residential): 70%

Property Line Setback Per Property Zoning:

RL (Residential Large): Rear & Side Min. 10'-0"

RM (Residential Medium): Rear & Side Min. 8'-0"

RA (Residential Attached Single-Family): Rear & Side Min. 8'-0"

RMH (Residential Mobile Home): Rear & Side Min. 5'-0"

OTR (Old Town Residential): Rear & Side Min. 5'-0"

Wood Pool Deck Information:

- Pools If you are building a Wood Deck as part of your Pool Project, please see Deck Building Information in our "2020 Indiana Residential Code-Prescriptive Deck Construction Guide", under "Permit Related Information" section on the Building Commissioner's webpage. Cannot encroach or be in a Platted Easement (see note #5 above) or minimum Zoning Setback Requirements.

Patio Information:

- Pool Patios can be concrete or pavers installed per code & manufacturer's instructions/recommendations, must have a Bonding Grid a minimum of 3'-0" ribbon around pool wall line. Must also meet installation requirements of the code (R326.12). Cannot encroach or be in a Platted Easement (see note #5 above) or minimum Zoning Setback Requirements.

Pool Safety Equipment/Features:

- A ring or throwing buoy fitted with 40 feet of ¼ inch diameter line, A pole not less than 12 feet in length, & Access to a telephone, per Code (R326.27.4), Additional Safety Equipment/Features are listed below under specific Pool Types.



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See Other More Specific Code/Construction Information Below Based On Your Pool Type:

Storable Pool Information *(Pool that is Setup each Spring-Fall season and stored away for the Winter):*

- This Section applies Above-Ground Packaged Storable (seasonally setup) Pools of minimum 2'-0" deep up to a maximum of 42" deep.
- Pool must be installed per Manufacturer's requirements & recommendations, include this document with the submittal.
- Pool Play Equipment must be installed per Manufacturer's requirements & recommendations, include this document with the submittal.
- Residential Building Code requires a 48" high fence installed around Pool or Yard with a self-closing/latching gate that is lockable.
- Electrical Code Requirements per Residential Code (R326) & Chapter 42:
 1. Pool must have Electrical Utilities installed within 3'-0" of the Pool Pump/Filter Location and electrical must per Residential Building Code be a minimum of 6'-0" from the pool wall edge.
 2. Overhead Power Conductors/Wire over swimming and wading pools or platforms shall have a minimum Clearance of 22'-6" above Pool Water & Deck Surfaces (R326.9 & E4203.6).
 3. Service Wiring shall be protected from physical damage when above grade up to 8'-0" by installing on Schedule 80 PVC that is Sunlight-Resistant as well.
 4. Underground Service lines need to be a min. of 12" below grade to 18" below grade with a tracer wire. No Pex tubing is to be used as wiring conduit.
 5. Exterior Receptacles need to be GFCI-Protected that is "WR"-Rated Receptacle Fixture in a "In-Use" Cover Box.
 6. All Luminaires within 5'-0" to 10'-0" from the pool wall line and luminaires up to 5'-0" above pool water line need to be GFCI-Protected.

Above-Ground Pool Information:

- This Section applies Above-Ground, Permanently Installed Pools of minimum 2'-0" deep.
- Pool must be installed per Manufacturer's requirements & recommendations, include this document with the submittal.
- Pool Play Equipment must be installed per Manufacturer's requirements & recommendations, include this document with the submittal.
- Pool Floor/Surface Construction/Type must meet all code requirements [R326.4-R326.7].
- Residential Building Code requires a minimum of one of the options listed below restricting pool access feature:



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1. A 48" high fence installed around Pool Area or Yard with a self-closing/latching gate that is lockable.
 2. Pre-Manufactured Pool Rim-Attached Fencing that is a minimum height of 48" above surrounding grades with a self-closing/latching gate that is lockable or swing-up lockable ladder.
 3. Pool top of wall/rim is a minimum of 48" above surrounding grades w/ swing-up lockable ladder at the pool.
 4. Safety Pool Cover to meet requirements of ASTM F 1346-91 (2018) per the Residential Building Code.
- Electrical Code Requirements per Residential Code (R326) & Chapter 42:
 - Pool must have Electrical Utilities installed within 3'-0" of the Pool Pump/Filter Location and electrical must per Residential Building Code be a minimum of 6'-0" from the pool wall edge.
 - Overhead Power Conductors/Wire over swimming and wading pools or platforms shall have a minimum Clearance of 22'-6" above Pool Water Level & Deck Surfaces (R326.9 & E4203.6).
 - Service Wiring shall be protected from physical damage when above grade up to 8'-0" by installing on Schedule 80 PVC that is Sunlight-Resistant as well.
 - Underground Service lines need to be a min. of 12" below grade to 18" below grade with a tracer wire. No Pex tubing is to be used as wiring conduit.
 - Exterior Receptacles need to be GFCI-Protected that is "WR"-Rated Receptacle Fixture in a "In-Use" Cover Box.
 - All Luminaires within 5'-0" to 10'-0" from the pool wall line and luminaires up to 5'-0" above pool water line need to be GFCI-Protected.
 - Ceiling Fan(s) within 5'-0" to 10'-0" from the pool wall line need to be GFCI-Protected and ceiling fans must be mounted a minimum height 12'-0" above maximum pool water line and be GFCI-Protected.
 - Pool Heaters shall be equipped with either an accessible on-off switch within 3 feet of heater or an automatic timer device with a programmable schedule. Pump motors shall be equipped with an automatic timer device with a programmable schedule.

In-Ground Pool Information:

- This Section applies In-Ground, Permanently Installed Pools of minimum 2'-0" deep.
- Pool must be installed per Manufacturer's requirements & recommendations, include this document with the submittal.
- Pool Floor/Surface Construction/Type must meet all code requirements [R326.4-R326.7].
- Pool Play Equipment must be installed per Manufacturer's requirements & recommendations, include this document with the submittal.



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- Pools with Diving Structures shall be installed and properly depth & size per code [Sections R326.9-R326.10, R326.15].
- Pools shall include a suitable handhold around the perimeter at depth of 3'-6" or greater per code [Section 326.27.1].
- Pools shall include a Ladder, Offset Ledges, Underwater Seats on the deep end of water depth of 5'-0" or greater per code [Section 326.11 & R326.14].
- Residential Building Code requires a minimum of one of the options listed below restricting pool access feature:
 1. A 48" high fence installed around Pool Area or Yard with a self-closing/latching gate that is lockable.
 2. Safety Pool Cover to meet requirements of ASTM F 1346-91 (2018) per the Residential Building Code.
- Electrical Code Requirements per Residential Code (R326) & Chapter 42:
 - Pool must have Electrical Utilities installed within 3'-0" of the Pool Pump/Filter Location and electrical must per Residential Building Code be a minimum of 6'-0" from the pool wall edge.
 - Overhead Power Conductors/Wire over swimming and wading pools or platforms shall have a minimum Clearance of 22'-6" above Pool Water Level & Deck Surfaces. Pools equipped with Diving Structures must have this area clear of Overhead Power Conductors a min. of 10'-0" horizontally from the outer edges of this structure (R326.9 & E4203.6).
 - Service Wiring shall be protected from physical damage when above grade up to 8'-0" by installing on Schedule 80 PVC that is Sunlight-Resistant as well.
 - Underground Service lines need to be a min. of 12" below grade to 18" below grade with a tracer wire. No Pex tubing is to be used as wiring conduit.
 - Exterior Receptacles need to be GFCI-Protected that is "WR"-Rated Receptacle Fixture in a "In-Use" Cover Box.
 - All Luminaires within 5'-0" to 10'-0" from the pool wall line and luminaires up to 5'-0" above pool water line need to be GFCI-Protected.
 - Ceiling Fan(s) within 5'-0" to 10'-0" from the pool wall line need to be GFCI-Protected and ceiling fans must be mounted a minimum height 12'-0" above maximum pool water line and be GFCI-Protected.
 - Pool Heaters shall be equipped with either an accessible on-off switch within 3 feet of heater or an automatic timer device with a programmable schedule. Pump motors shall be equipped with an automatic timer device with a programmable schedule.



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