

# Washoe County PLAN SUBMITTAL

## Residential Pool Guidelines

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# PERMITS+PLUS ZONE



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**Permits Plus Zone**  
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# Residential Pool Guidelines

The following is an outline of the requirements for a **residential pool** submittal. This list is for reference purposes only and may not include all items needed to complete the plan check process. Complete and accurate submittals help speed the plan review process. Attention to the completeness and accuracy of 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 of the information necessary for a timely review of your plans.

## 1. SWIMMING POOLS DEFINED

- Any structure intended for swimming or recreational bathing that contains water over 24" deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs and spas.

## 2. ARCHITECTURAL COMMITTEES (NRS 278.563)

- If the project is located in an area that has an architectural committee that is registered with Washoe County, architectural committee approval is required prior to submitting your plans to the building department.

## 3. GENERAL REQUIREMENTS FOR SUBMITTAL

- Two (2) complete sets of plans and supporting construction documents and one (1) additional site plan.
- Two (2) additional site plans are required if the lot has a septic system.
- Two (2) sets of the plans and supporting construction documents are required to be prepared, signed, and wet-sealed by a Nevada Registered Design Professional as applicable for the discipline involved. A Nevada Licensed Contractor may prepare and submit plans within their license discipline provided the plans are signed by the contractor.
- All pages of the plans shall be on the same size paper. The minimum size of plans allowable is 18" x 24". Plans shall be firmly bound on one edge. Plans must be legible and clear for electronic imaging. All plans and details are to be drawn to a minimum 1/8" scale.
- All construction documents must show in detail that the proposed work will be in accordance with the 2012 International Residential Code®

## 4. PLAN REQUIREMENTS

- **Key plan/site plan** fully dimensioned and indicating property lines, any existing construction, overhead utilities, retaining walls, new pool, deck, access barrier, safety devices, glazing within 60" of waters edge, pool equipment (including fuel source), and site drainage.
- **Pool plan** including plan view, cross-sections, entrapment protection from suction outlets, type of construction, reinforcing steel size, reinforcing steel spacing, and thickness of walls. Include all amenities such as water features, safety devices, diving boards, slides, handholds, ladders, stairs, and deck seats.
- **Electrical plan** including size of existing electrical service, electrical equipment, grounding and bonding requirements, and electrical devices surrounding the pool and exterior of adjacent buildings. Indicate location of at least one 20-ampere receptacle outlet located a minimum of 10' from and not more than 20' from the inside wall of pools, and outdoor spas and hot tubs. Indicate GFCI protection for all 125-volt receptacles located within 20 feet of the inside walls of pools and outdoor spas and hot tubs. Provide perimeter surface (apron) equipotential bonding.
- **Mechanical plan** including volume, system flow rate in gallons-per-minute, and turnover in hours; type and size of filtration system; location and means of wastewater disposal; means of adding make-up water; type of backflow preventer; and type and size of heater, including method of venting and distance of vent termination to property lines and openings into adjacent buildings.

## 5. STRUCTURAL REQUIREMENTS



- Structural calculations are required to be wet-sealed by a Nevada Licensed Civil or Structural Engineer.
- Structural calculations must consider any surcharge loads from existing and new construction including retaining walls, pools, water features, etc.
- All structural engineering requirements are to be shown on plans.
- Provide an ICC Evaluation Report for fiberglass or vinyl lined pools.

## 6. POOL BARRIER REQUIREMENTS

- **Intent** is to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.
- **WARNING:** An outdoor swimming pool shall be provided with the permanent barrier installed, inspected, and approved prior to applying gunite or filling the pool with water. The barrier shall comply with the 2012 International Residential Code®, Section AG105.

**Exception:** A bond in the amount of \$1000.00 may be posted prior to the pre-gunite inspection if the barrier is not complete.

- **Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, spa or hot tub barrier requirements shall comply with the following:
  - i. The top of the barrier shall be at least 48" above grade measured on the side of the barrier, which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2" measured on the side of the barrier, which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure or mounted on top of the pool structure. Where barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4".
  - ii. Openings in the barrier shall not allow passage of a 4"-diameter sphere.
  - iii. Solid barriers, which do not have openings, such as a masonry or stonewall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
  - iv. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45", the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75" in width.
  - v. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45" or more, spacing between vertical members shall not exceed 4". Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75" in width.
  - vi. Maximum mesh size for chain link fences shall be a 2.25" square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75".
  - vii. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75".
  - viii. Access gates shall comply with the requirements of items I through vii, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self latching device is located less than 54" from the bottom of the gate, the release mechanism and openings shall comply with the following:
    1. The release mechanism shall be located on the pool side of the gate at least 3" below the top of the gate, and
    2. The gate and barrier shall have no opening greater than 0.5" within 18" of the release mechanism.
  - ix. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:
    1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or



2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
  3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by Washoe County, shall be accepted, so long as the degree of protection afforded is not less than the protection afforded by item 1 or 2 described above.
- x. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:
1. The ladder or steps shall be capable of being secured, locked or removed to prevent access, or
  2. The ladder or steps shall be surrounded by a barrier which meets the requirements of items i through ix. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4"-diameter sphere.
- **Indoor swimming pool.** All walls surrounding an indoor swimming pool shall comply with item ix.
  - **Prohibited locations.** Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.
  - **Barrier exceptions.** Spas or hot tubs with a safety cover, which complies with ASTM F 1346, shall be exempt from the barrier provisions of IRC Appendix G.

## 7. ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

- Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

