

**CITY OF BROADVIEW HEIGHTS, OHIO BUILDING DEPARTMENT
RESIDENTIAL SWIMMING AND WADING POOLS, SPAS AND HOT TUBS**

Outdoor pools over 18" deep or 200 square feet of surface area - above or in-ground, a Permit and inspections are required (*Inquire regarding pool & electrical Permit fees*). A site plan review is required for both above ground and in ground pools. For all in ground pools an evaluation by the city of Broadview Heights engineering department is required prior to the completion of the plan review for the pool being proposed.

Yard setback and fencing Pool Deck requirements (see attached Drawing)

Minimum distance setbacks in rear yard: 15' to side and rear lines.

No swimming pool or swimming pool deck shall be located, constructed or placed in any side yard of a corner lot that abuts the street or than 10 feet to any side or rear property line of any parcel. In no case shall a pool be located constructed or placed in any front yard.

All power, CATV, and phone lines that run directly above the pool shall be 22.5' above the water surface. This is important when doing the layout of the pool. If this item is overlooked it can be one costly mistake. Either the electrical lines or the pool may have to be moved. If in doubt feel free to contact the building department and an inspector would be glad to meet with your pool representative or the homeowner. **In ground pool, Fences** are required at a min 4' (max 6') high that completely surrounds the pool or entire lot.

Above ground pools fences are not required for pools that are 48 inches or greater in depth and are completely finished at ground level. For Aboveground pools that do not meet a total ground-level measurement; the maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches. Where the top of the pool structure above grade the barrier permitted to be at ground level or mounted on top of the pool structure.

For both In Ground and Above Ground Pools a building or wall may be used as part of the fence as long as the fence is equipped with an alarm.

Fence Gates

Shall open outward and be Self-closing with a self-latching device
The release mechanism shall be on the pool side of the gate at least 3" below gate top.
The mechanism shall be designed to be locked when the pool is not in use or left unattended

Hot Tubs

a plan review was required for the installation of a hot tub. No hot tub can be placed on an existing deck without building department approval. Usually an existing deck was not designed and built to take on the excess weight of a hot tub. A plan review must be submitted showing the location of the hot tub on the lot, and all requirements of the 2014 national electrical code article 680 must comply.

Plumbing and water discharge

A Vacuum breaker shall be installed on the water supply to the pool.

Pool Draining - all draining of the pool shall be drained to a sanitary sewer not a storm sewer. All overflow or drainage shall be contained on the property of the pool.

Note: This summary is for quick reference only. The actual laws shall apply.

in ground pool: if you are having an in ground pool installed the contractor must follow article 680 of the 2014 national electrical code. These pool contractors are usually quite skilled and knowledgeable of all these requirements. It is not suggested that a homeowner attempt to put in the electrical for any in ground pool due to any custom features your pool may have.

Aboveground pool: it is suggested to have a licensed electrical contractor perform the installation of the required electrical for an aboveground pool. The place you purchase your aboveground pool from will usually have a list of electrical contractors that they use for their installations. These contractors do swimming pools daily and it is usually less expensive having them do the installation.

24 HOUR INSPECTION NOTICE REQUIRED – INSPECTION WILL BE within 48 HOURS

Swimming Pool (Typical Above Ground)

* Utility Wires and other Overhead Conductors

All Conductors 750 Volt to Ground as well as all Phone and CATV directly over the pool shall be 22.5' above the water.
 10' horizontal and 10' high from grade from the outside wall
 or 14' at a 45 deg angle from the water surface

Pool Water Bond- May use a bonded metal ladder, water pump nipple, skimmer bond kit, etc.

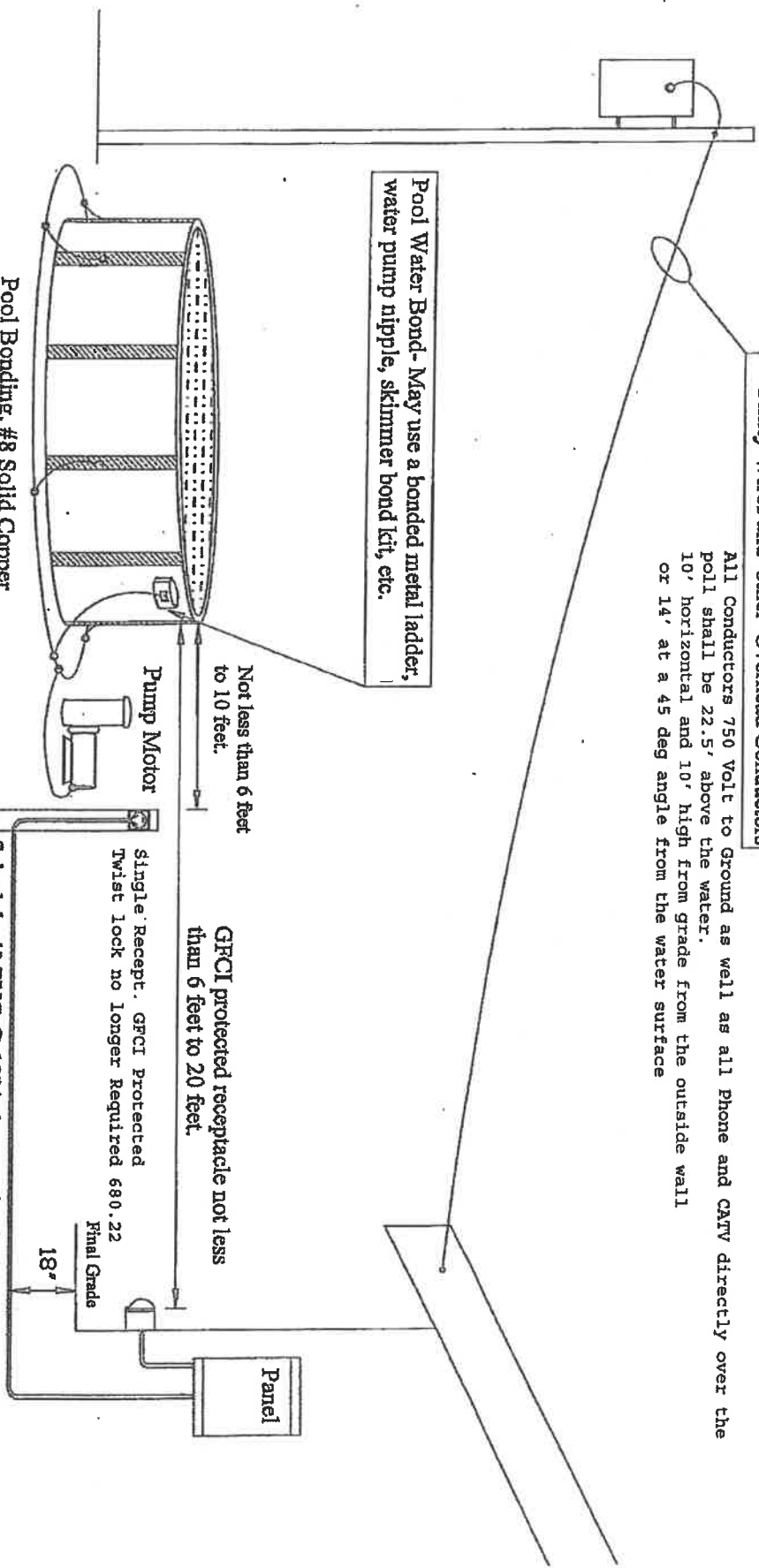
Not less than 6 feet to 10 feet.

GFCI protected receptacle not less than 6 feet to 20 feet.

Single Recept. GFCI Protected
 Twist Lock no Longer Required 680.22

Pool Bonding. #8 Solid Copper Conductor.

Schedule 40 PVC @ 18" below grade. GFCI Protected circuit conductors with "insulated copper equipment grounding conductor. (UF cable not permitted).



Panel

Pump Motor

18"

Final Grade

Bond Safe 680

Joe
JM P1
10 W
Canton
Phone: 78
Fax: 78
Email: Joe1Musl

ABOVE GROUND POOL Model #: BS680AG

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BOND SAFE 680
(Patent Pending and UL Listed)

IMPORTANT SAFETY INSTRUCTIONS

The integrity of the bonding connection should be periodically inspected.

READ AND FOLLOW ALL INSTRUCTIONS

Included: One bonding plate, (1) rubber sealing washer, (2) flat washers, (2) lock washers, (2) nuts and (1) bonding lug

Instructions for Installation:

1. First, drill a 3/16 inch hole in the rear of the skimmer casing where the skimmer basket is held. Locate the bonding plate as close to the bottom of the skimmer casing as possible allowing for enough room inside of the skimmer for the bonding plate.
2. Place the rubber washer on the base of the threaded stud on the bonding plate.
3. Push threaded stud through the 3/16 inch hole previously drilled.
4. Secure with a flat washer, lock washer and nut in that order. ***CAUTION: Do not over tighten***
5. Use the 2nd flat washer, 2nd lock washer and 2nd nut to secure the bonding lug.
6. Last, connect solid copper wire, not smaller than no. 8 AWG, to the bonding lug. The copper wire should also connect to motor and all metal parts of the swimming pool within 5 ft. of the inside wall of the swimming pool.

