

# Outdoor Pool and Hot Tub Regulations

## Master Requirement BLD 119

Building Department: 604-990-2480, [building@dnv.org](mailto:building@dnv.org)

### Purpose

To explain to homeowners and applicants the District of North Vancouver's building permit application requirements to construct a private residential swimming pool. Where applicable, similar regulations apply to the construction and installation of outdoor spas and hot tubs.

### Background

The District of North Vancouver Building Regulation Bylaw requires that an owner of property obtain a building permit prior to construction of a pool. In addition to a building permit the construction of a pool typically requires the owner to obtain environmental, electrical, gas and plumbing permits.

This document sets out key regulatory requirements that homeowners and applicants should be aware of when contemplating construction a pool. Applicants are advised that the Electrical Safety Act, the Gas Safety Act as well as the Plumbing Code (Part 7 of the BCBC) contain important health and safety requirements as well.

### Construction Bylaw

*“pool means a structure or constructed depression used or intended to be used for swimming, bathing, wading or diving which is designed to contain water and has a depth exceeding 0.5 m”*

- Any area containing an outdoor pool, spa or hot tub shall be enclosed by a fence:
  - i) Not less than 1200 mm (4 feet) high,
  - ii) Constructed without footholds or grips on the outside that children may use to climb into the enclosed area; and
  - iii) With a gate having a properly maintained self-closing and self-latching device on the pool side of the enclosed area, not less than 150mm (6 inches) from the top of the gate and 1000 mm (40 inches) above grade.
  
- In lieu of a fence, a spa or hot tub may be covered with locking covers which would prevent unauthorized or unsupervised access to the water.

### Zoning Bylaw 1965 (Bylaw 3210)

The District is divided into numerous residential and neighbourhood zones. Each residential and neighbourhood zone has a potentially different and unique set of requirements with respect to location and siting of a pool. Owners and applicants should confirm setback and siting requirements early in the design process. Zoning requirements can be found at [www.dnv.org](http://www.dnv.org).

## **Environmental Protection and Preservation Bylaw**

Most applications for an in-ground pool, (not applicable to spas and hot tubs) must include a Soil Permit.

Applicants should be aware that the Tree Bylaw regulates work near, and the removal of, *significant trees*, construction near streams as well as work on or near steep slopes.

Environment and Hazards DPAs could apply. Creek, Slope, Wildfire Hazards and Streamside Protection and will require the Natural DPA Application form.

## **Electrical Work**

As part of the building permit application review process an electrical inspector will carry out a site investigation. The intent of the site investigation is to identify potential safety hazards including electrical outlets, light fixtures and overhead wires.

All pool installations require an electrical permit and all work must be inspected including any underground work. Only a licensed electrical contractor or a qualified resident homeowner may obtain an electrical permit. A homeowner can only do electrical work if there is no secondary suite.

## **Plumbing and Gas Work**

As part of the building permit application review process a plumbing inspector will carry out a site review. The intent of the site review is to identify potential safety hazards including clearance to gas heating equipment and sewer locations.

- ! Swimming pool drain, spa and hot tub drains, pool utility room floor drain, and backwash lines, must be installed to discharge per District standard to the **sanitary** sewer system.
- ! Deck drains to discharge into storm drainage system.
- ! The water supply to a swimming pool must be separated by an approved backflow prevent to ensure that the water in the pool system does not contaminate the potable water supply.
- ! Primary sanitary, storm and water supply services should not be located below a pool.

Plumbing and gas permits are required for work associated with the construction of a pool. Only a licensed plumber or a qualified resident homeowner may obtain a plumbing permit.

## **Pool Fill Charge**

A pool fill charge will be included with the building permit fee to construct a pool (not applicable to spas and hot tubs).

## **Noise Bylaw**

Due to the potential nuisance to adjacent neighbours homeowners and applicants are advised to carefully consider the location and housing of swimming pool equipment. The Noise Bylaw specifically

designates noise or sound from mechanical equipment, (including heat pumps), ventilation equipment, air conditioning systems, vents and pool or hot tub pumps as objectionable as such equipment may affect the peace, rest, enjoyment, comfort or convenience of individuals or the public.

## Requirements

- Content:** Application for a building permit to construct a pool shall be accompanied by the following information:
- 2 copies of a site plan showing:
    - i) size, setbacks and the location of the proposed pool in relation to the dwelling, accessory buildings and property lines;
    - ii) location and height of fencing;
    - iii) location of electrical service and overhead wiring to house , parking structures and accessory buildings;
    - iv) location of sanitary and storm sewer connections and services
    - v) location of water connection and services
    - vi) location of heater equipment or accessory building housing the equipment;
    - vii) location of any proposed accessory buildings;
    - viii) professionally sealed structural plans or manufacturer's shop drawings.
  - Letters of Assurance Schedule B for Structural Engineering design and field review are required to be submitted with the building permit application (not applicable to spas and hot tubs).
  - Steep slopes, high water table, poor soil bearing or other unusual conditions may require that a Geotechnical report and Letters of Assurance be submitted at application.

## Inspections

All structural, electrical, plumbing and gas work must be inspected and accepted by a District of North Vancouver inspector prior to covering.

Letters of Assurance schedules CA and CB must be submitted to the building inspector prior to acceptance of final inspection.

## Security Deposit

A combined Environmental/Building security deposit is required prior to issuance. The deposit is refundable subject to confirmation that permit conditions have been met and that no damage to the environment or municipal infrastructure has occurred.

## Related Documents / Documents Forms

BLD101	Letters of Assurance
ENV117	Soil Permit
ENV118	Tree Permit
SPE104	Sloping Sites (Greater than 10 DEG)
SPE105	Sloping Sites (Greater than 20 DEG)

## Contacts

Plan Reviewer  
Electrical Inspector  
Mechanical Inspector  
Environmental Officer

Planning, Permits & Properties  
District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

Tel 604-990-2480