

# Pikes Peak REGIONAL Building Department

## **SWIMMING POOL PLAN REVIEW**

This document is to assist in putting together a complete plan review package regarding swimming pools and other water features required to be permitted per the adopted International Swimming Pool and Spa Code, and is applicable to both residential and commercial pools.

### **COMMERCIAL SWIMMING POOLS**

The following items are required to be provided for a complete review of a commercial pool. Commercial pools are any pools located on, and associated with, a commercial property. This applies to both public and private commercial locations.

#### **LIFE SAFETY AND ACCESSIBILITY PLAN**

- Must show the entire pool enclosure area
- Areas, and occupant loads, of pool(s) and deck must be noted
- All egress points (gates, doors, etc) must be indicated along with panic hardware noted
- Longest path of travel to an exit point must be indicated
- Accessible entrance(s) to the pool must be shown
  - ⇒ If using a lift, water level must be deep enough at lift location to allow for lift to be submerged 18"
  - ⇒ If using a transfer wall, provide details on the transfer wall to confirm compliance
  - ⇒ If use a sloped entry, provide section confirming compliance with slope and submerged depth

#### **ARCHITECTURAL PLAN**

- Architectural code data must be provided
- Plan must show all pools associated with the submittal (lap pools, wading pools, spas, etc.)
- Dimensions of all pools must be provided

#### **STRUCTURAL PLAN**

- Must be stamped by a Colorado licensed design professional
- Structural code data must be provided

#### **MECHANICAL, ELECTRICAL, AND PLUMBING PLANS**

- See Commercial MEP handouts for appropriate requirements

#### **SITE PLAN**

- If pool is located outside a structure, a site plan is required
- Show location of pool(s) on the lot with dimensions shown to adjacent structures and lot lines
- Address must be on the site plan

#### **CODE STUDY FORM**

- Fill out all applicable items
- Form is NOT required to be stamped by a Colorado licensed design professional

## **RESIDENTIAL SWIMMING POOLS**

The following items are for any permittable pool, spa, or water feature that is accessory to a residential structure on a single residential lot. Both onground portable (temporary) and permanent inground pools require permits.

### **SITE PLAN**

- Show location of pool(s) on the lot, dimensions to lot lines and adjacent structures, and all pool barrier requirements (fence location or automatic cover statement)

### **STRUCTURAL PLAN (NOT REQUIRED FOR ONGROUND PORTABLE POOLS)**

- Structural plan stamped by a Colorado licensed design professional, OR
- An Evaluation Report from a nationally recognized testing laboratory for prefabricated pool(s)