

Building Matters

EVERYBODY INTO THE POOL!

But first there are a few things you need to remember

Sherry Sparks

Summer has arrived, along with thoughts of long, lazy days by the pool. But before you decide to build a pool or even set up the popular inflatable kind, there are a few things you need to know.

BUILDING, ZONING AND PLUMBING PERMITS

If you build a permanent pool or install a portable pool that holds three feet of water or more, you first need to apply for a building permit.

All supporting documentation, including a site plan with the type, size, depth and location of pool, security fencing with gates and latching devices, and payment of fees must be submitted at the time of application.

The building permit fee for a pool and required fencing is based upon a fee of \$7.50 per \$1,000 of the construction value. In addition, a development permit fee of \$25 and a plumbing permit fee (cost varies) are applicable.

Every effort is made to issue the permit within ten business days. The approved permit should be posted on the project site for public view. Applications are accepted at the City of Moncton Building Inspection department, located on the second floor of City Hall, 655 Main Street.

If work begins before a permit is issued (under the *Building By-Law Z-402, Section 8*), the fees will be tripled.

POOL SAFETY: FENCES

Permanent and portable pools, either in-ground or aboveground, that hold three feet of water or more require a surrounding fence or fence/wall

combination that must be at least 1.5 metres (five feet) in height and be non-climbable. All fences enclosing a pool must have a lockable gate, and must be constructed at least four feet away from the edge of the pool. (See City requirements at moncton.ca, *By-Law Z-202*, section 2.21).

PREVENT DRINKING WATER CONTAMINATION

Certain steps need to be taken to prevent pool water from contaminating our drinking water. These include:

- When a pool that holds water more than three feet in depth is filled with municipal or well water, the end of the fill hose or pipe must be at least two hose or pipe diameters above the flood level of the pool. For example: a one-inch diameter hose or pipe must be at least two inches above flood level of the pool.
- All pools with a depth of three feet or more of water require the installation of a backflow prevention device on the water supply. A plumbing permit is required for the plumbing and, upon completion, please call 856-4375 to arrange for a plumbing inspection.

By following the requirements in this article, your pool will provide a much-needed relief during Moncton's hot summers, but more importantly it will provide a safe environment and put your mind at ease. After all, summer is for relaxing!

Note: Without a building permit the installation of a pool that will hold in excess of three feet of water is prohibited under the building by-law.

Sherry Sparks is the director of Building Inspection for the City of Moncton. She holds a diploma in Civil Engineering Technology and a Bachelor of Science in Civil Engineering. Sherry has been working in the field for 27 years, is currently President of the New Brunswick Building Officials Association and became a fellow of Engineers Canada in 2008. For more information on building guidelines and permits, visit the Housing and Building section of our website (moncton.ca), e-mail questions to info@moncton.ca, or call 856-4375.