

Instructions

For permit applications on Decks and Pools

Within the Village of Harriman, New York

Pools and Pool Decks :

Submit the following.... Survey of property showing house & any other Structures on the lot.

Information on type of pool to be installed and Information on pool alarm system to be installed.

Type of Pool fencing to be installed & location, All gate must be self closing / self locking Pools may NOT be filled until fencing is in place

***Set back requirements : ... 10 ft. from any lot line
10 ft. from the dwelling
Not located in front yard
Max. Water surface area 505 sq. ft
Final electrical insp. before swimming***

House Decks :

Submit the following:....Survey of property showing house & any other Structures on the lot.

Drawing showing a " Top View" (looking down) At the deck and a " Side View" showing the size Lumber to be use for posts ,beams, railings ,joists, Steps etc.

Also you need either copper or ice & water shield Shown between the ledger board & the Dwelling

All joist hangers and ½" Dia. Bolts must be "Hot Dipped Galvanized " not zinc coated.

Building Department Bulletin

IMPORTANT INFORMATION REGARDING INFLATABLE/STORABLE POOLS

Many residents have purchased inflatable swimming pools as a low-cost alternative to above-ground pools. A Department of State Codes Division advisory letter was sent to Building Officials across the state advising them that the use of these pools violates New York State Codes unless certain requirements are met. The State requirements are as follows:

1. Above-ground pools, including inflatable/storable pools, must be enclosed within a 4-foot high fence if the pool is capable of holding 24 inches or more of water.
NOTE: Traditional above-ground pools with solid walls at least 48 inches high are exempt from the fencing requirement if the pool ladder is removable and lockable.
2. Access gates on required pool enclosures must be self-closing and self-latching.
3. The pool's pump must be UL listed and plugged into a GFCI protected outlet.

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1. Obtain a pool permit;
 2. The pool must meet all Zoning Laws;
 3. A certificate of compliance is required before use.

Any questions please call the Village Building Department

NEW YORK STATE DEPARTMENT OF STATE
SWIMMING POOL RULES AND REGULATIONS FOUND IN THE UNIFORM FIRE PREVENTION AND
BUILDING CODE (THE “UNIFORM CODE”)

Barrier (Fence) Requirements for Outdoor Residential Swimming Pools

Brief Summary of Barrier Requirements for Outdoor Residential Swimming Pools:

- The barrier must completely surround the swimming pool and must obstruct access to the swimming pool.
- The barrier must be at least 4 feet (48 inches) high.
- In the case of an above-ground pool, the barrier may be at ground level or mounted on top of the pool structure; however, if the barrier is mounted on top of the pool structure, the space between the top of the pool structure and the bottom of the barrier cannot exceed 4 inches.
- A building wall can form part of the required barrier. However, where a wall of a dwelling serves as part of the barrier, at least one of the following requirements must be satisfied:
 - the pool must be equipped with a powered safety cover
 - all doors with direct access to the pool through that wall must be equipped with an alarm or other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body
- In the case of an above-ground pool, the pool structure itself can serve as a part of the required barrier, provided that the pool structure is sufficiently rigid to obstruct access to the pool. However, where an above-ground 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:
 - the ladder or steps shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier
 - when the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere.
 - Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

Contact your local municipality for additional code and zoning requirements.

For specific Swimming Pool Barrier requirements, please [click here](#) for the document titled ***Current Requirements for Swimming Pools Contained in the State Fire Prevention and Building Code*** (UNIFORM CODE) [December 2010]. [Click here](#) for a PDF version of the ***Current Requirements*** document. Swimming Pool Barrier requirements for One- and Two-Family Dwellings and Townhouses can be found in Appendix G of the *Residential Code of New York State*. Swimming Pool Barrier requirements for pools not regulated by the Residential Code can be found in Chapter 31, Section 3109 of the *Building Code of New York State*.

2007 Property Maintenance Code of New York State

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. The provisions of this section shall control the design of barriers for residential swimming pools, spas and hot tubs. For public swimming pools, spas and hot tubs refer to Chapter 31 of the *Building Code of New York State* . Design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs. [B]

303.3 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) 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 inches (51 mm) 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 the 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 inches (102 mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 2.25-inch (32 mm) 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 inches (44 mm).

7. 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 inches (44 mm).

8. Access gates shall comply with the requirements of Section 303.3, Items 1 through 7, and shall be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised. 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 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and

8.2. The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or

9.2. All 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 its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of

protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

10. 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:

10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access, or

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of [Section 303.3](#), Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

303.4 Indoor swimming pool. All walls surrounding an indoor swimming pool shall comply with [Section 303.3](#), Item 9.

303.5 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

303.6 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346, shall be exempt from the provisions of this section. [B]