

INCORPORATED VILLAGE OF ROCKVILLE CENTRE
BUILDING DEPARTMENT
POOL PERMITS

ABOVE-GROUND POOL:

Any above-ground pool that is filled with or capable of holding 24 inches or more of water requires a Building Permit and must adhere to all the requisites thereof. Upon submission of the building permit a check for the application fee is required.* When the fee is calculated, the applicant will be contacted by the Building Department with the amount of the check. Above-ground pools sunken 24 inches or more below adjacent grade must have acceptable written proof of design suitability, and will be considered to be an in-ground pool.

IN-GROUND POOL:

An in-ground pool requires a Building Permit and must adhere to all the requisites thereof. (Obtain application from Building Department). *The fees for an in-ground pool permit can be obtained from our fee schedule. All in-ground pools require a Letter of Completion which will be issued after a final inspection is made. (The fee must be submitted with each application.).

Above-Ground and In-Ground pools must adhere to the following requirements:

§ 340-122. Swimming pools.

A. Swimming pools as defined in this chapter and in compliance with the Uniform Fire Prevention and Building Code are permitted in any residential use district as an accessory to a residential dwelling for the private use of the owner of such dwelling and the families and guests of such owner, provided that a permit is obtained in accordance with the provisions of this chapter, other provisions of this Code, and the provisions of the New York State Uniform Fire Prevention and Building Code.

B. Location.

(1) On lots other than corner lots, swimming pools shall be located in the rear third of the lot and shall be set back a minimum of ten feet from all property lines.

(2) On corner lots, swimming pools shall be located within the rear quadrant and/or the rear third of the lot, taken from a 45 degree angle from the adjacent street frontage/corner, and shall be set back at least ten feet from all property lines.

(3) In all cases, swimming pools shall be set back at least eight feet from every part of the principal dwelling on the property, and at least six feet from any accessory building or structure and detached garage on the property.

C. Fence required.

(1) In all cases there shall be erected and maintained a fence approved by the Superintendent of Buildings not less than six feet in height, entirely surrounding and

enclosing the swimming pool from all adjoining lots. Such fence shall be constructed of quality materials and shall be designed to contain no openings or projections which would permit hand or toe holds sufficient for climbing as determined by the Superintendent of the Building Department.

(2) On lots other than corner lots, such required fencing shall be located within the rear setback line of the principal dwelling, as determined by the Superintendent of the Building Department.

(3) On corner lots, such required fencing shall be located within the rear setback line of the principal dwelling, except that a estate type fence not less than six feet in height may be located beyond the front setback line along the longest street frontage provided that such fence is set back at least three feet from the property line as determined by the Superintendent of Building Department and further provided that evergreen arborvitae or similar landscaping is planted and maintained as approved by the Superintendent between such fence and such property line.

(4) On all lots, in addition to all other fencing requirements, a fence not less than four feet high shall be installed and continuously maintained to separate the swimming pool from the principal dwelling.

D. Fence gates, openings. Every gate or other opening in the fence surrounding such swimming pool shall be equipped with a self-closing and self-latching device designed to keep and capable of keeping such gate or opening securely closed. Such gate or opening shall be kept locked at all times the swimming pool is not in actual use.

E. Percentage of lot coverage. The area of such swimming pool shall be added to the area of all main buildings, garages and accessory buildings in computing the permitted building area in a use district.

F. Lighting. There shall be installed minimum security lighting surrounding such swimming pool as approved by the Superintendent of Buildings. Lighting devices installed in connection with a swimming pool shall be designed so as to prevent glare or rays there from going beyond the property lines.

G. Water supply connections and drainage facilities. All water supply connections and drainage facilities to and from a swimming pool must be approved by the Superintendent of Public Utilities and Superintendent of Public Works and shall be designed to safeguard and protect the water supply system of the Village in compliance with the rules and regulations of said departments. All swimming pools whether indoor or outdoor shall comply with said rules and regulations.

H. Materials and construction standards. All swimming pools shall be constructed and maintained of materials having adequate strength to retain the water designed to be contained therein.

I. Drainage. All swimming pools shall have proper drainage sufficient in size, capacity and scope to be able to drain the swimming pool on site within a proper

time frame, in accordance with generally acceptable standards as determined by the Superintendent of Building Department and the Superintendent of Public Works. No person shall cause or permit a swimming pool to be drained onto public property or onto private property owned by any person other than the owner of the property on which the swimming pool is located.

J. Code Requirements. All electric services, devices, pumps, filters and associated swimming pool appurtenances, including alarms, shall be installed, maintained and operated in accordance with the New York State Uniform Fire Prevention and Building Code, and to the reasonable satisfaction of the Superintendent of Electric Department and the Superintendent of the Building Department, and with certification from an approved electrical inspection agency where applicable. Further, the swimming pool and all electrical components or related equipment shall comply with clearance requirements of the National Electrical Code and the National Electrical Safety Code to the satisfaction of the Superintendent of Electrical Department.”

“§ 340-121. Fences and other accessory structures.

A. In residence districts, fences may be erected but shall not be more than four feet in height, except that a six-foot high fence may be erected enclosing the rear yard. Fences shall be situated so that the finished side of the fence faces away from the property fenced. No fence shall be erected on corner property unless the same shall be set back from the abutting streets in conformity with the provisions of other applicable Village laws. In business districts, the erection and maintenance of fences shall be in conformity with the provisions of the Village Code.”

All Pools must adhere to NYS Code; click the informational reference link for specific New York State code requirements; www.dos.state.ny.us/code/pools.htm *See fee schedule.

Last updated 12/2012