

Specific Permitting Requirements

1. A permit will be issued once the plans examiner is satisfied that the proposed pool complies with the requirements outlined in Section B on the previous page. Construction shall be in accordance with the permit drawings.
2. Pools intended for swimming, wading or bathing shall be provided with filtering and treatment systems.
3. To facilitate emergency assistance to pool users, a 1.2 m (4 ft) wide (measured from the inside face of the pool) apron is required around the perimeter of the pool. The apron surface is to be of non-slip materials. Apron requirements are waived for hot tubs and above-ground pools. Portions of a pool apron built over a municipal easement may be permitted at the City's sole discretion; however such aprons would have to be constructed of removable panels, maximum 600 mm (23.6 in) by 600 mm (23.6 in) in size, and designed to facilitate complete removal and replacement.
4. A separate **Building Permit** is required for buildings enclosing pool heaters. Such structures shall be located and sized in accordance with **Zoning Bylaw** requirements for accessory buildings or attached structures as the case may be. Unenclosed pool heaters must be located in the front, rear or exterior side yard, and an additional 1 m (3.2 ft) from the interior side lot line that the building or structure the equipment serves.
5. A separate **Building Permit** is required for decks and walking surfaces which, at any point, are at an elevation of 600 mm (23.6 in) or greater above finished grade, or which provide any structural support to the pool.
6. **Plumbing Permits and Inspections** are required for all pool drainage and deck drains.
7. Pool drainage and backwash discharge lines are to be connected to the City's sanitary sewer by means of one of the following methods:
 - a. A regulation size sump with a backwater valve
 - b. Indirect connection to a 76 mm (3 in) or larger soil or waste pipe other than a wet vent by means of a 76 mm (3 in) P-trap and standpipe
8. Pools of 18.6 m² (200 ft²) and larger using replaceable cartridge filters must have a 1.8 m (6 ft) by 1.8 m (6 ft) sloped drain pad connected to the sanitary sewer as per #7, for the purposes of cleaning the filter and discharging pool water.
9. A vacuum breaker is required on the closest hose bib to the pool (recommended model: Watts No. 8 or equal).
10. **Plumbing Permits** are required for:
 - Pool drainage/backwash systems connected to City sanitary systems
 - Deck drains connected to City storm drainage systems, and
 - Water lines connected to the pool plumbing systems
11. Pool equipment, such as heating and filter systems shall comply with setbacks as per s. 514(4) of the Zoning Bylaw.
12. Proof of **Electrical and Gas Permits** will be required. Contact the Technical Safety BC at **1-866-566-7233** or contact@technicalafetybc.ca.



Inspections Required

1. **Call for Building Inspections:**
 - For any pool requiring initial excavation, when excavation is complete.
 - For above-ground pools when the pool has been sited or foundations have been formed.
 - For concrete or gunnited pools, when foundations have been formed, and after reinforcing steel is placed, but before concrete is poured.
 - For vinyl in-ground pools, when A-braces or other required framing has been placed.
2. **Call for Plumbing Inspections when** pool drainage, apron drainage and backwash discharge lines have been installed and connected, but before they are covered.
3. **Call for Building Inspection when** pool security (i.e., approved 1.2 m (4 ft) high fencing, self-closing or self-latching gates) is complete **BUT BEFORE THE POOL IS FILLED WITH WATER.**
4. **Call for final Plumbing Inspection when** all work depicted on the permit drawings is complete.
5. **Call for final Building Inspection when** the Plumbing Permit Inspection is complete and all work depicted on the Plumbing Permit is complete.

The foregoing is a consolidation offered for general information only. It may not be taken as a comprehensive list of requirements. Refer to the City's bylaws and the BC Building Code for the governing requirements.

Schedule building and plumbing inspections online at coquitlam.ca/inspections

For any additional information, please contact Building Permit Division staff at City Hall at **604-927-3441** or permits@coquitlam.ca

Swimming Pools and Hot Tubs



MAY 2021

This guide is designed to provide assistance through the swimming pool permit process and explain the required regulations intended to minimize the dangers to the health and safety of the community.

It is for general guidance only and does not replace the requirements of the British Columbia Building Code, Zoning Bylaw or any other regulations governing swimming pools.



Residential swimming pools are a wonderful addition to any property and a source of fun and entertainment for the whole family.

A swimming pool is a constructed or prefabricated pool intended for swimming or bathing, with a water surface area in excess of 13.9 m² (150 ft²) that contains water greater than a depth of 450 mm (18 in). This includes in-ground or above-ground pools however excludes hot tubs and ponds.

Pool Configurations

Swimming pools include pools greater than 450 mm (18 in) in depth of any description that are intended to be, or may be, used for swimming, wading, bathing and the like.

'Ground' level is the level of the walking surface (pool deck, grade or walkway) adjacent to the pool. The water level of above-ground pools may be up to 1 m (3.2 ft) above the adjacent ground-level, and the depth of the pool may not exceed 1 m (3.2 ft). All other configurations are considered to be in-ground. This distinction recognizes that an individual in distress in an above-ground pool or hot tub could be assisted by an adult climbing into and wading across the pool.

Pool configurations include:

1. In-ground pools
2. Above-ground pools
3. Hot tubs

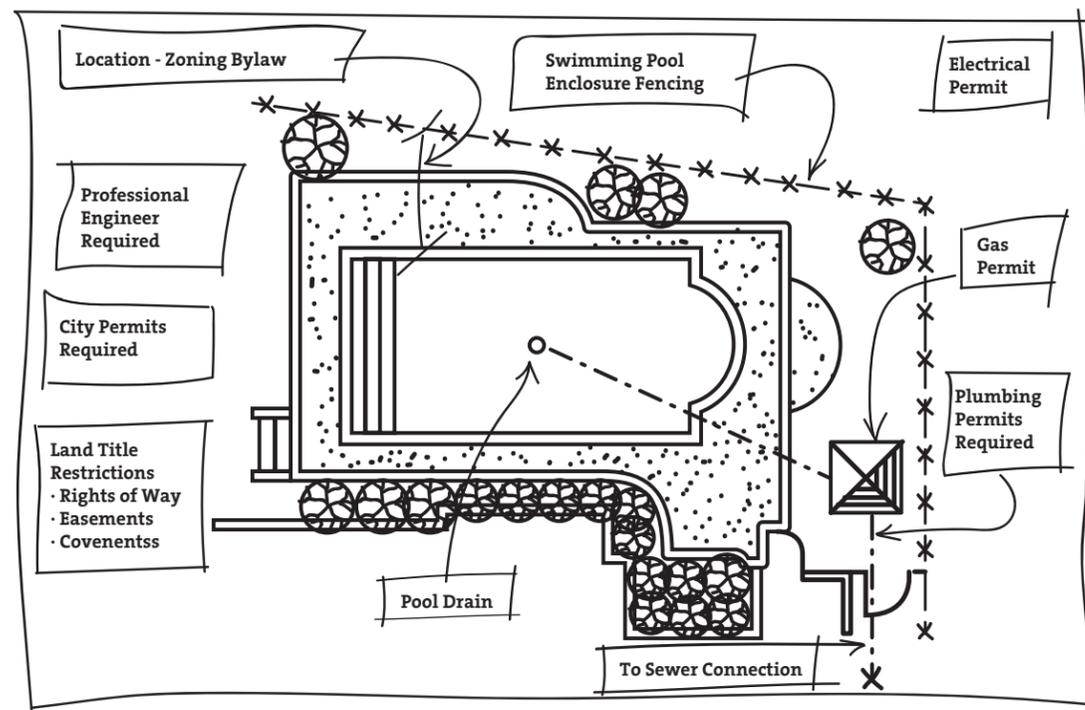
Decommissioning a Pool

See our Decommissioning In-Ground Concrete Pools guide if you are thinking about removing or filling in your existing pool. You will require a Pool Decommissioning Permit to ensure all underground services have been capped and that the fill material is approved for use. Contact the Building Permits Division at 604-927-3441 or permits@coquitlam.ca for further information.

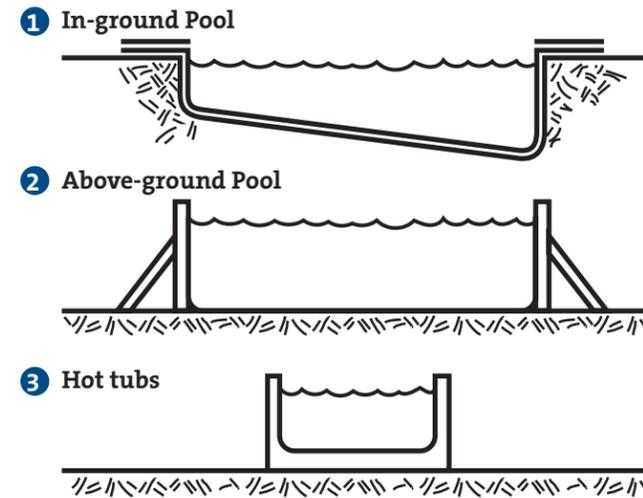
Planning Your Pool: Have You Thought About ...

Swimming pools can also be dangerous environments that may pose a safety risk to the residents, along with those unfamiliar with the property, such as neighbours' children, visitors (wanted or unwanted), persons with visual impairment and anyone unable to swim.

This guide outlines the swimming pool safety responsibilities required of the property owner.



Permit Application Requirements



- A. 1 In-ground pools:**
- Two (2) site plans showing house, pool, fencing and self-latching gates.
 - Two (2) original sealed structural drawings.
 - One (1) original sealed structural Letter of Assurance Schedule B.
 - Geotechnical report required if pool is located near house, retaining walls, slopes or sensitive lands.
- 2 Above-ground pools:**
- Two (2) site plans showing house, pool, fencing and self-latching gates.
 - Geotechnical report required if pool is located near house, retaining walls, slopes or sensitive lands.
- 3 Hot tubs:**
- No City permit required, however must comply with the setbacks outlined in the Zoning Bylaw.
 - Must be located a minimum of 1.2 m (4 feet) from all property lines.
 - Plumbing permits are required if directly connected to either a water supply or sanitary sewer.
- B. Drawings are to be draftsman quality, to scale and show all information needed to demonstrate that the design of the proposed pool complies with the requirements of:**
- Part V of Building Bylaw 3598
 - Zoning Bylaw No. 3000
 - BC Building Code
- The site plan shall show all retaining walls, slopes, ravines, watercourses, rights-of-way, easements and covenant restrictions. The drawings shall clearly indicate the nature of the pool construction (i.e. concrete, gunnite, vinyl lined on frame, etc.).

When is a permit not required?

Seasonal use *retail* pools that a property owner may set up and remove from time to time do not require a permit. In addition, when installing a swimming pool purchased from a retailer, the **property owner** is responsible for following manufacture's specifications and all applicable bylaws and regulations.



If you are unsure whether your pool requires a permit, please contact the Building Permits Division at: 604-927-3441/permits@coquitlam.ca.

Swimming Pool Security

Your application must show the following security features:

1. The pool shall be surrounded by a 1.2 m (4 ft) non-slip surface apron.
2. The pool shall be enclosed by a minimum 1.2 m (4 ft) high fence, constructed in a fashion that prohibits climbing.
3. Exit or entry into the enclosure shall be provided with a self-closing, self-latching gate opening outward (away from the pool).
4. Where the release mechanism of a self-latching device is located less than 1370 mm (54 in) from the bottom of the door or gate, the release mechanism shall be located:
 - On the pool side of the barrier
 - A minimum of 250 mm (10 in) from the top of the barrier
 - A minimum of 450 mm (18 in) from any opening in the barrier

