

Swimming Pool, Spa, and Water Feature Permit Guide



City of Boulder City
Community Development Department
Building and Safety Division
401 California Avenue
Boulder City, Nevada 89005-2600
702-293-9282 (Main Line)

TABLE OF CONTENTS

GENERAL INFORMATION	1
PLAN SUBMITTALS	
Application.....	2
Plans	2
Structural Plan and Documents.....	2
Pre-manufactured Pools and Spas	3
Southern Nevada Building Officials Regional Standards Detail B-110.....	4
PLAN PREPARATION	5
AGENCY APPROVAL	5
ADDITIONAL PERMIT WHICH MAY BE REQUIRED	5
PERMIT PROCESSING TIMEFRAME.....	6
INSPECTION REQUIREMENTS	6
ADDITIONAL (SECONDARY) RESIDENTIAL BARRIERS	7

GENERAL INFORMATION

This guide outlines the requirements for obtaining a permit to construct/install a swimming pool, spa or water feature in Boulder City, Nevada.

In order to acquire a pool/spa/water feature permit, the following steps are required:

1. Complete a “Building Permit Application” which is available at the permit counter in the Community Development Department in City Hall or online at www.bcnv.org under the Community Development Department. Under the “Downloads” link is the “Building Permit Related Forms” section which houses the application, site plan, checklist and acknowledgement of owner responsibility forms. For details on application and supporting documentation requirements, refer to pages 2 and 3 of this handout. ***In order to ensure your application is processed in a timely manner, your plans must be complete.***
2. After your site plan is accepted at the permit counter, your plans will be routed and reviewed by various departments for conformance and compliance with the applicable codes. For building code information, contact the Building and Safety Division at 702-293-9282.
3. After your plans receive all of the appropriate approvals, you will be notified by telephone of the issuance of your permit, at which time you may return to the permit counter to pay your fees and obtain your permit.

PLAN SUBMITTALS

Plan submittals for a swimming pool, spa and/or water feature must include the following items:

1. Completed Building Permit Application
2. Completed "Acknowledgement of Owner Responsibility" form
3. Three (3) sets of plans prepared as follows (*please see the SNBO Standard Detail B-110 on page 4 for a guide to preparing your plans*):
 - a. All plans *DRAWN TO SCALE* (in ink or reproduction)
 - b. The Site Plan must include:
 - Proposed pools, spas and water features
 - Existing structures on the same site as the proposed pool, spa or water feature
 - Property lines, existing utilities and other easements
 - Location of pool, spa and water feature equipment
 - Location of decking, steps, ladders, handrails, handholds and lighting
 - Location(s), type of material and height of access barriers
 - North arrow
 - Property Address
 - Drainage inflow and outflow locations and specification of areas required to be maintained for drainage purposes
 - Signature of the designer of the plans and date of signature
 - Location of glazing within the prescribed distance from the pool and declare the means for code compliance of glazing
 - Water and electrical points of connection
 - Water and electrical service routes from existing point of connection
 - Location of all overhead electrical lines
 - Square foot area of pool, spa and water feature
4. Two (2) sets of Structural Plans prepared as follows:
 - a. Plans must be prepared by a Nevada-registered professional civil or structural engineer. ***All sets must be stamped and signed by the registered engineer.***
 - b. All plans must include:
 - Soil bearing capacity and landfill characteristics
 - Concrete specifications and strength
 - Reinforcing steel placement, steel diameter, steel specifications and steel strength

5. Pre-manufactured pools and spas require the following information to be submitted:
 - a. Make
 - b. Model Number
 - c. Manufacturer's installation instructions
 - d. ICC/IBO approval number for pools
 - e. IAPMO approval number for spas

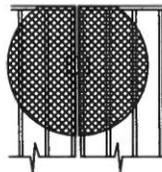
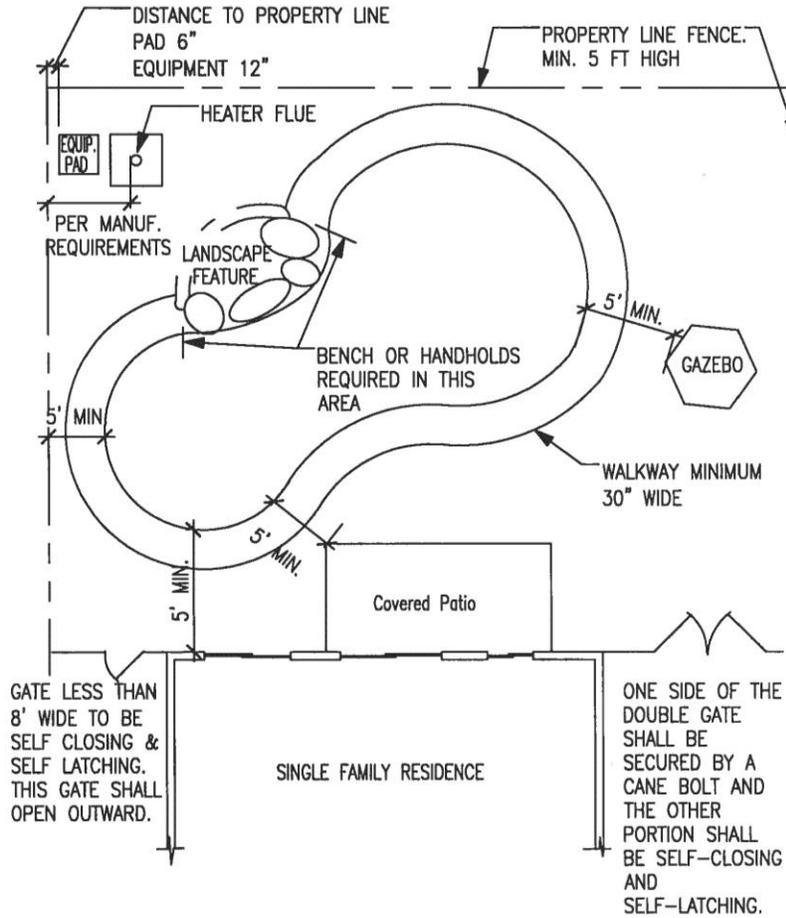
6. A copy of the signed contract between the pool contractor and buyer.
 - a. The valuation shall include the total value of the work including labor and materials.
 - b. If the valuation stated on the permit application appears low, the City will evaluate it based upon the currently adopted value of \$90.00 per square foot and the final permit valuation shall be set by the Building Official.

SOUTHERN NEVADA BUILDING OFFICIALS
REGIONAL STANDARDS

B-110
7-7-14
PG. 1 OF 1

SWIMMING POOL SITE DETAILS

<p>Clark County Dept. of Building & Fire Prevention 4701 W Russell Rd Las Vegas, NV 89118 (702) 455-3000</p>	<p>Boulder City Building Department 401 California Avenue Boulder City, NV 89005 (702) 293-9282</p>	<p>Henderson Bldg & Fire Safety Dept. 240 Water Street Henderson, NV 89015 (702) 267-3650</p>	<p>Las Vegas Building & Safety Dept. 333 N. Rancho Drive Las Vegas, NV 89106 (702) 229-6251</p>
---	--	--	--



SELF LATCHING.
THIS GATE SHALL
OPEN OUTWARD.

GATE LATCHES SHALL BE AT LEAST 4' ABOVE EXTERIOR GRADE, MOUNTED ON THE INSIDE, AND NOT WITHIN 6" OF THE TOP OF THE GATE. THE GATE SHALL BE A MIN. 5' HIGH. THE LATCH SHALL BE PROTECTED FROM ACCESS FROM THE EXTERIOR BY A RIGID PANEL 20" SIDES AND BOTTOM OF THE LATCH. TO THE

<p>Mesquite Building Department 10 East Mesquite Blvd. Mesquite, NV 89027 (702) 346-2835</p>	<p>North Las Vegas Building Department 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 (702) 633-1577</p>	<p>Pahrump Building & Fire Safet Dept. 250 N Hwy 160 Suite #3 Pahrump, NV 89060 (775) 751-3373</p>	
---	--	---	--

PLAN PREPARATION

Construction design documents must be prepared, signed, and stamped by a Nevada-registered architect or professional engineer (as applicable for the discipline involved). A residential designer may submit design plans for single-family or multi-family (maximum 4-plex) structures as authorized by the Nevada Revised Statutes (NRS 623). Each sheet of plans must be stamped, signed and dated by the design professional. The cover sheets of each discipline require a wet-stamp with an original signature of the design professional. The following exceptions are applicable provided that the stated conditions are met:

- A contractor licensed under the provisions of the Nevada Revised Statutes (NRS 624) may prepare and submit his own plans provided that the plans are signed by the contractor and meet the conditions specified in the Nevada Revised Statutes (623).
- **As allowed under an exception to the Nevada Revised Statutes (NRS 623), owner/builders may prepare and submit their own plans for their private residential use. In order to utilize this exemption, the applicant will be required to title the plans without reference to being prepared by a party other than the property owner who is building or overseeing the building activities.**

NOTE: A geotechnical investigation report, prepared by a Nevada-registered engineer, may be required for those properties within a special geologic consideration zone as identified by the Building Official.

AGENCY APPROVAL

If the swimming pool and/or spa is for public use, or if the public water feature is for full or partial human submersion, all plans of water treatment, filtration and recirculation devices and hydraulic lines and systems must be approved by the Health District prior to requesting a permit application.

ADDITIONAL PERMIT WHICH MAY BE REQUIRED

If a fence and/or block wall is to be constructed, that permit is to be applied for by the appropriately licensed contractor or by the owner/builder.

PERMIT PROCESSING TIMEFRAME

A permit to install a swimming pool, spa, or water feature requires approval by various City departments prior to issuance. This approval process usually takes up to two (2) weeks. Major water features and water features at major projects may require land use approval and may require a longer approval timeframe.

Once your plans are approved, including agency approvals, the permit will be issued. One set of approved plans will be returned to you and one set will be retained by the Building and Safety Division.

INSPECTION REQUIREMENTS

Inside the package you receive when the permit is issued is an Inspection Record that indicates what inspections are required for swimming pools, spas and water features. When you are ready to schedule your inspections, you will call the Inspection Hotline using the information located on the Inspection Record.

NOTE: Before water can be put in the pool, the pre-plaster inspection **MUST** be acceptable, and a **PERMANENT** five foot (5') high fence must be erected for safety. Factory-built pools must have permanent barriers erected prior to setting the pool in place. Additional (secondary barriers) must be in place prior to the pre-plaster inspection or placement of the factory-built pool.

If you have any questions regarding this information, please contact the Building Official at 702-293-9282.

ADDITIONAL (SECONDARY) RESIDENTIAL BARRIERS

One of the following shall be used as an additional (secondary) barrier:

- **Door Devices:** Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of fifty-four inches (54") above the floor.
- **Alarm System:** All doors having direct access to the pool or spa with an approved alarm.
- **Laser, Light Beam, or Infra-red Sensors:** An approved laser or light beam perimeter alarm that provides an active beam barrier around the total perimeter or isolates the pool or spa.
- **Additional Fence:** An additional fence that is a minimum of forty-eight inches (48") high that isolates the dwelling from the pool.
- **Power Safety Covers:** Approved power safety covers.
- **Other Means:** When approved by the Building Official, other means of protection may be acceptable provided the degree of protection is equal to or greater than the above mentioned devices.