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WHEN IS A PERMIT *NOT* REQUIRED?

A building permit is not required for the following.
Per 2021 International Building Code, Section 105.2(9):

- Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons and are installed entirely above ground.



WHEN IS A PERMIT REQUIRED?

- **In-ground Pools.** All in-ground swimming pools require building permits.
- **Above ground Pools – size limit.** Above ground swimming pools require permits when the pool is capable of holding more than 24” in depth and exceeding 5,000 gallons.
- **Above ground pools – commercial or multi-family.** Above ground swimming pools that are not accessory to single family or duplex dwellings require permits regardless of capacity.
- **Electric permits.** Any alteration of electric systems requires approval by the Washington State Department of Labor and Industries. Please call (253) 596-3800 or tacoma@lni.wa.gov for assistance with electrical permits.
- **Mechanical Permits.** Swimming pools, spas or hot tubs heated by non-electric means will usually require a mechanical permit issued by the Auburn Building Division.
- **Plumbing Permits.** Plumbing connections to swimming pools, spas or hot tubs require a plumbing permit issued by the Auburn Building Division.
- **Health Department Permits.** Depending on your project’s location either King County Environmental Health Department or Pierce County Health Department will require that a health permit be obtained for commercial or multi-family swimming pools, spas, or hot tubs.
- **Land use – setbacks.** Land use regulations may prohibit or limit the installation of swimming pools. Please contact the Auburn Planning Division for assistance with land use regulations at (253) 931-3090.
- **Private covenants.** Your property may also be subject to private covenants, which may limit the installation of swimming pools, spas, or hot tubs. Check with your homeowner’s association if applicable.

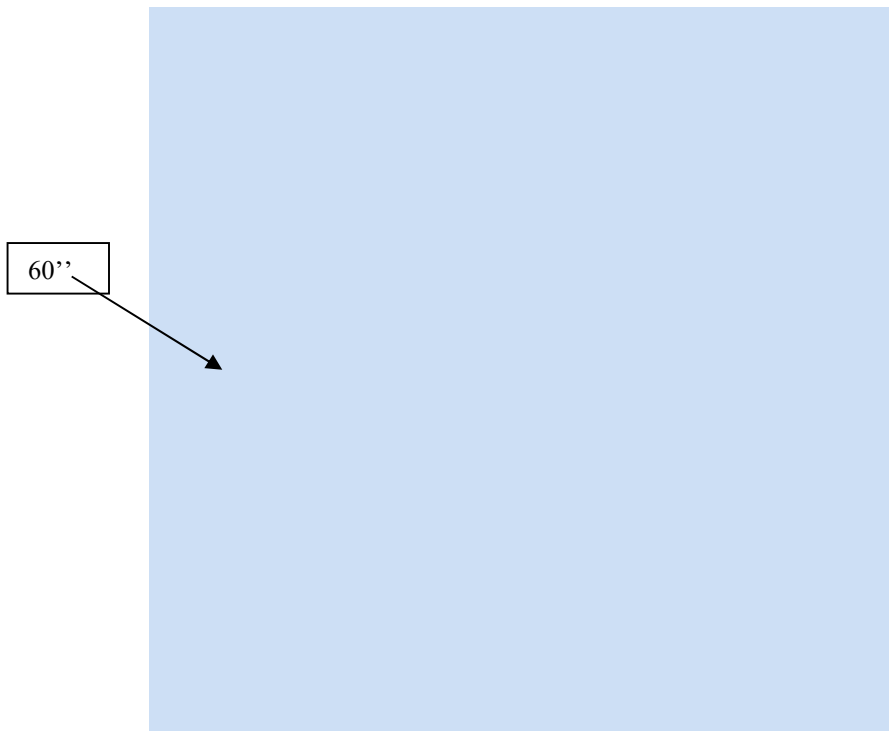
Construction Details

- **Plumbing.** Swimming pools, spas or hot tubs connected to potable water plumbing systems require cross-connection control devices to prevent contamination of the building's drinking water.
- **Plumbing.** Swimming pool, spa or hot tub drains must be connected to either a building's plumbing system or to an approved drainage system. For drainage methods other than standard plumbing systems. **Please contact the King County Department of Natural Resources Industrial Waste Program at (206) 477-5300 or info.kciw@kingcounty.gov.**
- **Accessibility.** Swimming pools, spas, or hot tubs accessory to commercial or multi-family are required to meet accessibility requirements for persons with disabilities. These requirements are detailed in the *International Building Code Chapter 11 and ICC/ANSI A117.1-2017*.
- **Glazing.** Glazing (glass) in walls or fences that are both within 60" horizontally of the water's edge and the bottom edge of the glazing is within 60" of a walking surface must be safety glazing.

WHAT ARE THE BARRIER REQUIREMENTS?

Outdoor swimming pools must be provided with a barrier which complies with the following:

The top of the barrier shall be at least 60" above grade measured on the side of the barrier that faces away from the pool (**ACC 15.06.010 ISPSC**). The maximum vertical distance between grade and the bottom of the barrier shall be 2".



1. When the top of the pool structure is above grade such as an above ground pool, the pool structure itself may serve as the barrier provided that it meets all requirements of this section.
2. Openings in the barrier shall not allow passage of a 4" diameter sphere.
3. Solid barriers which do not have openings, such as a stone or masonry 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", the horizontal members shall be located on the swimming pool side of the fence.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45" or more, spacing between vertical members shall not exceed 4". Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75" in width.
6. The maximum mesh size for chain link fences shall be a 2.25" square unless the fence is provided with slats fastened at the top and bottom which reduce the openings to not more than 1.75".
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.
8. Access gates shall comply with the requirements of items 1 through 7 above and shall be equipped to accommodate a locking device. 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 from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - i. The release mechanism shall be located on the pool side of the gate at least 3" below the top of the gate, and
 - ii. The gate and barrier shall have no opening greater than 0.5" within 18" 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:
 - i. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346 or item ii below.
 - ii. 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" above the threshold of the door; or,

- iii. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Item 10(i) or 10(ii) 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 means of access is a ladder or steps, then:
- i. The ladder or steps shall be capable of being secured, locked, or removed to prevent access or.
 - ii. The ladder or steps shall be surrounded with a barrier which meets the requirements of Items 1 through 9 above. When the ladder or steps are secured, locked, or removed, any opening created shall not allow the passage of a 4" diameter sphere.
- **Prohibited Barrier Locations.** Barriers shall be located to prohibit permanent structures, equipment, or similar objects from being used to climb the barriers.

Entrapment Protection

- **Suction Fittings.** Swimming pools and spa suction outlets must be designed to produce circulation throughout the pool or spa but must also provide protection against entrapment of hair or clothing. Other than surface skimmers, all outlets must be provided with a cover that conforms with ANSI/ASAP/ICC 16 or a 12" x 12" drain grate or larger, or an approved channel drain system.
- **Atmospheric vacuum relief system required.** All pool and spa circulation systems shall be equipped with an atmospheric vacuum relief should grate covers located therein become missing or broken. Such vacuum relief systems shall include at least one approved or engineered method of the type specified herein, as follows:
 - i. Safety vacuum release system conforming to ANSI/ASAP/ICC 7, or
 - ii. An approved gravity drainage system.
- **Dual drain separation.** Pump circulation systems must be provided with at least 2 suction outlets of the approved type. A minimum horizontal or vertical distance of 3' shall separate such outlets. These suction outlets must be piped so that water is drawn through them simultaneously through a vacuum relief-protected line to the pump or pumps.
- **Pool cleaner fittings.** Where provided, vacuum or pressure cleaner fittings shall be located in an accessible position between 6" and 12" below the minimum operational water level or as an attachment to the skimmers.