

Above Ground Swimming Pools

Permit Application Process, Required Inspections and Code Requirements



Permits are required for any pool, greater than 24" deep, including inflatable or temporary swimming pools.

Building and Zoning permit applications may be submitted using our [Online Permit Center](#). Paper permit application forms may be downloaded from the [Town website](#) or picked up in the office. Paper permits are accepted by mail, email, in-person or by drop box, located in Parking Lot A on Old Post Road. Payments can be made by cash, check or credit card (there is a processing fee for credit cards).

PERMIT REQUIREMENTS

If you are planning to build a deck around the pool, this would be a good time to include that information, so you would only have to do one permit process for both.

1. **Public Health Review** – for properties on septic systems. This application is for the health department to make sure that your pool will not conflict with your current or potential future septic system.
 - Above ground pools need to be 10-ft from the septic system.
2. **Building Permit** - The fee is based on the cost of the pool (and deck). Once you have the cost, we can provide the fee amount.
3. **Zoning Permit** - \$50.00
 - Zoning requirements for pools in the Residential Design District (RDD Zone):
 - Regular lots: the pool must be a minimum 75-feet from the front property line (unless the pool is in the front yard, then it would be 200-feet), 25-feet from both side property lines and 25-feet from the rear property lines.
 - Rear lots: the pool must be a minimum 75-feet from the front property line (unless the pool is in the front yard, then it would be 100-feet), 25-feet from both side property lines and 25-feet from the rear property lines.
 - When you complete the Zoning portion of the application, you will want to complete the setbacks (which is the distance from a structure to a lot line). You will need to provide the measurements for the distance from the closest side of the pool (and deck) to the closest point for each property line. This should be measureable once you have completed the map requirements below.
4. **Map, to scale, showing ALL of the following:**
 - You may use the [Town GIS mapping service online](#) or you may call the office to see if there is a property map on file. For instructions on using the Town GIS, click [here](#).
 - the proposed pool location (& deck)
 - septic system (including trenches)
 - well
 - measurements from the pool to two fixed points (example: foundations, well heads, etc)
 - You may contact the Building Department at (860) 871-3601 for copies of a plot plan, septic & well locations and a printable scale ruler. If the Town does not have septic information on file, the company that pumps the septic may have the location information.

5. **Structural plan for the pool** – typically a one-page diagram that shows the pool construction. This should be provided in the installation manual that comes with the pool or from the pool company.
6. **Electric Permit:** If you are doing the wiring yourself, please see this handout for wiring requirements: <https://www.tolland.org/building-department/files/wiring-requirements-pools-1>
7. **If you are doing a deck:** we will need to see structural plans for the deck, including the stairs.

WETLANDS

If you are closer than 50-ft from the wetlands and need a wetlands permit:

Wetlands regulations require structures, like pools, to be located 50-ft from the wetland soils and 100-ft from watercourses (bodies of water, such as ponds, streams). If your proposed pool location is within that 50-ft/100-ft area (called the Upland Review Area) you will need an *agent-issued* wetlands permit.

- For instructions on how to use the GIS mapping service online to determine if your property has wetlands, please click [here](#).
- Wetlands Applications can be found here: <https://www.tolland.org/inland-wetlands-watercourses-commission/pages/permits-forms>
- Agent Issued wetland permit application fee: \$100.00
- Please contact the Wetlands Department at 860-871-3601, if you have any questions on the wetlands process.

HISTORIC DISTRICT

If the property is located in the Tolland Green Historic District, please contact the Building Department at (860) 871-3601. Depending on location, a Certificate of Appropriateness may be required.

INSPECTIONS

- Above ground pool final – call when the pool is installed with alarms and fencing in place.
- Electrical – pool bonding

COMMON CODE QUESTIONS

- For pool fence (barrier) requirements, please see the online handout on [Swimming Pools](#).
- For electrical requirements, please see the online handout [Wiring Requirements for Swimming Pools](#).
- Floating alarms are required for all pools. Door alarms are required when there is direct access from the house inside the enclosed pool area (ex, sliders that open to the pool deck).

In-Ground Swimming Pools

Permit Application Process, Required Inspections and Code Requirements



Permits are required for any pool, greater than 24" deep, including inflatable or temporary swimming pools.

Building and Zoning permit applications may be submitted using our [Online Permit Center](#). Paper permit application forms may be downloaded from the [Town website](#) or picked up in the office. Paper permits are accepted by mail, email, in-person or by drop box, located in Parking Lot A on Old Post Road. Payments can be made by cash, check or credit card (there is a processing fee for credit cards).

PERMIT REQUIREMENTS

1. **Public Health Review** – for properties on septic systems. This application is for the health department to make sure that your pool will not conflict with your current or potential future septic system.
 - In-ground pools upslope or level from the septic need to be 25-ft from the septic system.
 - In-ground pools downslope with a footing drain need to be 50-feet from the septic system.
 - In-ground pools downslope without a drain need to be 25-feet from the septic system.
2. **Building Permit** - The fee is based on the cost of the pool. Once you have the cost, we can provide the fee amount.
3. **Zoning Permit** - \$50.00
 - Zoning requirements for pools on regular lots: the pool must be a minimum 75-feet from the front property line (unless the pool is in the front yard, then it would be 200-feet), 25-feet from both side property lines and 25-feet from the rear property lines.
 - Zoning requirements for pools on rear lots: the pool must be a minimum 75-feet from the front property line (unless the pool is in the front yard, then it would be 100-feet), 25-feet from both side property lines and 25-feet from the rear property lines.
 - When you complete the Zoning portion of the application, you will want to complete the setbacks (which is the distance from a structure to a lot line). You will need to provide the measurements for the distance from the closest side of the pool to the closest point for each property line. This should be measureable once you have completed the map requirements below.
4. **Map: A-2 survey, showing ALL of the following:**
 - You will need a survey with an A-2 class accuracy for both the application and after the pool is in place (as-built). Please see below for more information.
 - the proposed pool location
 - septic system (including trenches)
 - well
 - measurements from the pool to two fixed points (example: foundations, well heads, etc.)
 - You may contact the Building Department at (860) 871-3601 for copies of an existing A-2 survey (if there is one on file), septic & well locations and a printable scale ruler. If the Town does not have septic information on file, the company that pumps the septic may have the location information.

5. **Structural plan for the pool** – typically a one-page diagram that shows the pool construction. This should be provided in the installation manual that comes with the pool or from the pool company.
6. **Electric Permit:** If you are doing the wiring yourself, please see this handout for wiring requirements: <https://www.tolland.org/building-department/files/wiring-requirements-pools-1>

A-2 SURVEY REQUIREMENTS

A-2 surveys are required for both the permit application and are required after construction to show the final location of the pool. For the application, you may use an existing A-2 survey should you have one in your possession or if one was filed at the Town Hall. We can check if we have an existing survey on file. If we do not have an A-2 survey, you will need to hire a licensed surveyor to provide one. We will require a new A-2 survey to be created, after the pool is in place and before the final inspection. Please see the attached handout on A-2 surveys.

WETLANDS

If you are closer than 50-ft from the wetlands and need a wetlands permit:

Wetlands regulations require structures, like pools, to be located 50-ft from the wetland soils and 100-ft from watercourses (bodies of water, such as ponds, streams). If your proposed pool location is within that 50-ft/100-ft area (called the Upland Review Area) you will need a *Commission-issued* wetlands permit.

- For instructions on how to use the GIS mapping service online to determine if your property has wetlands, please click [here](#).
- Wetlands Applications can be found here: <https://www.tolland.org/inland-wetlands-watercourses-commission/pages/permits-forms>
- Commission Issued wetland permit application fee: \$140.00
- Please contact the Wetlands Department at 860-871-3601, if you have any questions on the wetlands process.

HISTORIC DISTRICT

If the property is located in the Tolland Green Historic District, please contact the Building Department at (860) 871-3601. Depending on location, a Certificate of Appropriateness may be required.

INSPECTIONS

- In-ground pool final – call when the pool is installed with alarms and fencing in place.
- Electrical – pool bonding
- Electrical – patio bonding

COMMON CODE QUESTIONS

For pool fence (barrier) requirements, please see the online handout on [Swimming Pools](#).

For electrical requirements, please see the online handout [Wiring Requirements for Swimming Pools](#).

Floating alarms are required for all pools. Door alarms are required when there is direct access from the house inside the enclosed pool area (ex, sliders that open to the pool deck).



Survey Requirements for Additions and Certain Residential Accessory Structures

WHEN APPLYING FOR A ZONING PERMIT

A-2 Survey Requirement

In addition to submitting an application and fee, plot plans for zoning applications for the following structures must be based on an A-2 survey:

1. An addition that expands the footprint of principal structure. Decks, porches and outdoor type additions are excluded.
2. Any structure with a foundation or frost wall (does not apply to frost-protected piers).
3. In-ground pool.

How Can I Have This Requirement Waived for Pre-construction

This pre-construction A-2 requirement may be waived if the structure will be at least twice the required setback from all property lines and we have reasonably accurate information to make that determination. Please see below – even if a pre-construction survey is waived, you may still need an A-2 survey post-construction.

What if I Have an Existing A-2 Survey for this Property?

- If you have an existing A-2 survey for your property, we will accept the proposed addition or structure hand-drawn to scale on that survey.
- However, if the proposed structure appears to be close to a required setback line the Zoning Enforcement Officer may require submittal of a letter signed and sealed by a licensed land surveyor verifying that the structure meets the zoning requirements. If substantial regrading is necessary, the Zoning Enforcement Officer may require an engineered plan showing detail on the regrading.

What if I Do Not Have an Existing A-2 Survey for this Property?

- If you do not have an A-2 survey for your property, you will need to hire a surveyor. We may have a survey for your property on file, so please check with us first.

POST-CONSTRUCTION

Pursuant to Section 20-4.B of the Tolland Zoning Regulations, an as-built plan to A-2 standards must be submitted before final inspections for the following structures:

1. Additions that expand the footprint of principal structure. Decks, porches and outdoor-type additions are excluded.
2. Accessory structures with a foundation or frost wall. This may be waived if the structure will be at least twice the required setback from all property lines and we have reasonably accurate information to make that determination.