



Above Ground Pool Guidelines - Residential

Description: Use this permit type for above ground pools (for 1 or 2 family homes).

License Requirements: A CPC, CGC, CRC, CBC or Owner/Builder may apply for this permit
**Tenant can apply with a notarized letter from property owner*

Documents Required at Application

**2 copies required for each of the below if applying in person*

- **Pool application**
 - For owner/builders in person – paper pool application
 - For online – on CSS, select “Pool: Above Ground, In Ground, Spa, Renovation, Koi Pond, Fountain”. Then on step 3 select “Above Ground-Residential only”
- **Site plan**, dimensioned and accurately scaled, including the following:
 - North arrow
 - Show existing buildings or structures including sidewalks, patios, driveways, seawalls, etc. as applicable
 - Locate pool and deck (**pool deck is optional and requires a separate permit**)
 - Dimensions of pool and setbacks from all property lines.
 - Identify power source and overhead/underground wire locations
- **Pool floor plan**
 - Show pool, and or hot tub with deck and barrier (if deck is being installed)
 - Locate anchoring points
 - Provide removable ladder details and approved ASTM cover as required
 - Identify barrier – fence or screened enclosure (if using fence barrier that attaches to the top of the pool submit the spec sheets for the fence with this permit)
 - Above ground pools must be protected by a barrier that meets the pool safety barrier requirements as outlined in the Residential Swimming Pool Safety Act. For more information on the Safety Act see Florida Statute 515.21 - 515.37 <https://codes.iccsafe.org/content/FRC2017/chapter-45-private-swimming-pools>
- **Manufacturer’s Pool Assembly and Installation Manual:**
 - Pool Construction Miscellaneous Sections and Details
 - Provide anchoring details
 - Pump specifications
- **Owl/Tortoise Affidavit**
- **Sub-Contractor form – Electrical** (if owner/builder must be submitted prior to issuance)
- **Owner/Builder Affidavit** (if homeowner)
- **NOC if value is \$2500 or greater:**
 - May be submitted after application, but before the 1st inspection
 - Must be notarized
 - Must be recorded and certified by Lee County. If only recorded, then a NOC affidavit is also required



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Permit Details

- Indicate: type of deck (if applicable), safety option from house (alarms or baby barrier), safety option from yard (cage, fence, existing fence, attached fence)

Reviews

- Building
- Zoning
- Environmental (if Owl, Gopher Tortoise or Eagle restriction)

Inspections

- BLD - Notice of Commencement (NOC) 1
- BLD – Electrical Final 2
- BLD – Tie Down 2

Fees

- Above Ground Pool w/Elec \$65.25
- Surcharge NO

Expiration

- Six (6) months

Pool Safety Act:

- The following documents to be included when issuing. The contractor of record is to give them to the property owner for their safety awareness.
 - Residential Swimming Pool Safety Act
 - 362 Safety Barrier Guidelines for Pools



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Positioning:

- Pools may not extend more than 6 feet beyond the side of the structure or into the required setbacks.
- Located a minimum of 18 feet from overhead power lines in all directions.
- Minimum 20 feet from the rear property line if a deck is installed. **A separate permit is required for the deck.**
- Minimum 6 feet from the rear property line if no deck is being installed.
- Minimum 6 feet from any electrical receptacle or outlet.

General Notes:

- Pools with filtration systems require an electrical inspection and shall comply with NEC, Article 680
- Pool and installation must comply with the latest adopted Florida Building Code and American National Standard Institute (ANSI) for above ground swimming pools.

Safety Act:

Please note:

A fence that attaches to the top of the above ground pool may be used but this barrier must meet the requirements of the Residential Swimming Pool Safety Act. The specifications sheet for this type of fence must be submitted with the above ground pool permit.

The Structure of an above ground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such a structure or separately mounted barrier must meet all barrier requirements including, but not limited to:

- 1) At least 48 inches tall
- 2) Self-closing, self-locking gate with release device located at least 54" above bottom of access gate.
- 3) No gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
- 4) Any opening in a such barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

Where a wall of a dwelling serves as part of the barrier, all doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017, General-Purpose Signaling Devices and Systems. These Devices have a minimum sound pressure rating of 85 dBA at 10 feet.

Above and beyond the requirements, the City of Cape Coral requires that the pool area or the entire back yard shall be enclosed with a minimum four-foot high fence. A fence for this purpose is to be constructed in accordance with the above safety barrier requirements. All sides of a fence must belong to, and be located on, the property. A neighbor's fence can not be used. Portable swimming pools capable of holding 24 inches in depth or more of water shall be anchored into the ground sufficiently to prohibit movement during a hurricane.

A ladder used as a means of access to an above ground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the pool safety barrier requirements