



**Cyril M. Kleem**  
Mayor

11 Berea Commons  
Berea, Ohio 44017  
(440) 826-5800  
Fax: (440) 826-4800  
cityofberea.org

# Swimming Pools

## Residential Building Codes & Zoning Regulations

### Planning and Zoning

Public or private in-ground or above-ground swimming, wading or other pools as defined by the City of Berea Zoning Code as structures requiring a permit. Pursuant to section 309.05:

### Planning & Zoning

- shall not be located in front yard or side yard.
- shall be no closer than ten (10) feet to the side, or rear property line.
- Shall be completely enclosed by a fence or other permissible barrier, the top of which shall not be less than five (5) feet in height. Shall be designed to effectively prevent a child from crawling or otherwise passing through or under such a barrier. Rails are not permitted in place of a wall or fence.
- Fences or other barrier shall be of conventional design and each in it shall be provided with a self-closing, self-latching gate.

### 2019 Residential Code of Ohio & 2023 National Electrical Code

1. Any public or private in-ground or above-ground swimming pools will require a building permit. Also, a separate electrical permit, & plumbing permit for the filtration pump system and heating system if applicable.

### Permit Fees

Building Permit	\$50.50
Fence Permit	\$50.50
Electrical Permit	\$50.50
Plumbing Permit	\$50.50

### Inspection Required

Building – Final Inspection  
Electrical & Plumbing Underground Inspection  
Electrical & Plumbing Final Inspection

## General Electrical Code Requirements

### **PLEASE SEE NATIONAL ELECTRICAL CODE ARTICLE 680 FOR COMPLETE ELECTRICAL REQUIREMENTS FOR POOLS**

Intended to help with Homeowner Electrical Permits. This is not an exclusive list. All electrical wiring shall comply with the 2023 National Electrical Code -Article 680

1. All swimming pool wiring shall be suitable for wet locations.
2. All pool circuit wiring shall be suitable for wet locations and include an insulated copper conductor for grounding purposes. Wiring supplying the pump motor circuit is permitted to be any type permitted by Code on the interior of a one family dwelling unit.
  - Exterior Pool Wiring shall be minimum wire size #12 THHW (W = suitable for wet locations).
  - The Equipment Grounding Conductor shall be a minimum size# 12, insulated and GREEN in color.
3. All underground wiring must be in a raceway (conduit).
  - Cannot use: NM (Romex Cable) or UF (Underground Romex) cable outdoors or underground.
  - The conduit buried underground must have a minimum of 18" inches of cover (plastic conduit) or 6 inches of cover (rigid metal conduit).
4. Pump motor receptacle must be ten (10) feet from the pool but may be no less than six (6) feet if it employs a single, locking, grounding type configuration with GFCI protection.
5. For dwelling units, at least one 125 volt, 15 or 20 amp general purpose receptacle must be provided no less than six (6) feet and not more than twenty (20) feet from pool.
6. All 15 and 20 amp 125 volt receptacles located within twenty (20) feet of pool shall be GFCI protected.
7. All of the following (if present) must be bonded together to form an equipotential bonding grid. This is simply a bare copper wire buried in the ground that encircles the outer edge of the swimming pool and connects to any metal objects located within five (5) feet of the swimming pool's water edge:
  - A minimum size #8 bare solid copper wire
  - Circle around the outside walls of the swimming pool
  - Located 18" to 24" inches from the outer edge of the swimming pool walls. Buried 4" to 6" inches in depth
  - Conductive pool shells (poured or sprayed concrete, concrete block, metal)
  - Perimeter surfaces (walking surfaces within three (3) feet of pool walls)
  - Metallic components (reinforcing steel, etc.)
  - Underwater lighting (metal forming shells)
  - Metal fittings (ladders, handrails, etc.)
  - Electrical equipment (pump motors, pool cover motors, water heaters, etc.)
  - Fixed metal parts within five (5) feet of pool (metal raceways, piping, awnings, fences, doors, windows, etc.)
  - Pool water

# Residential Guide for Above Ground Swimming Pool

