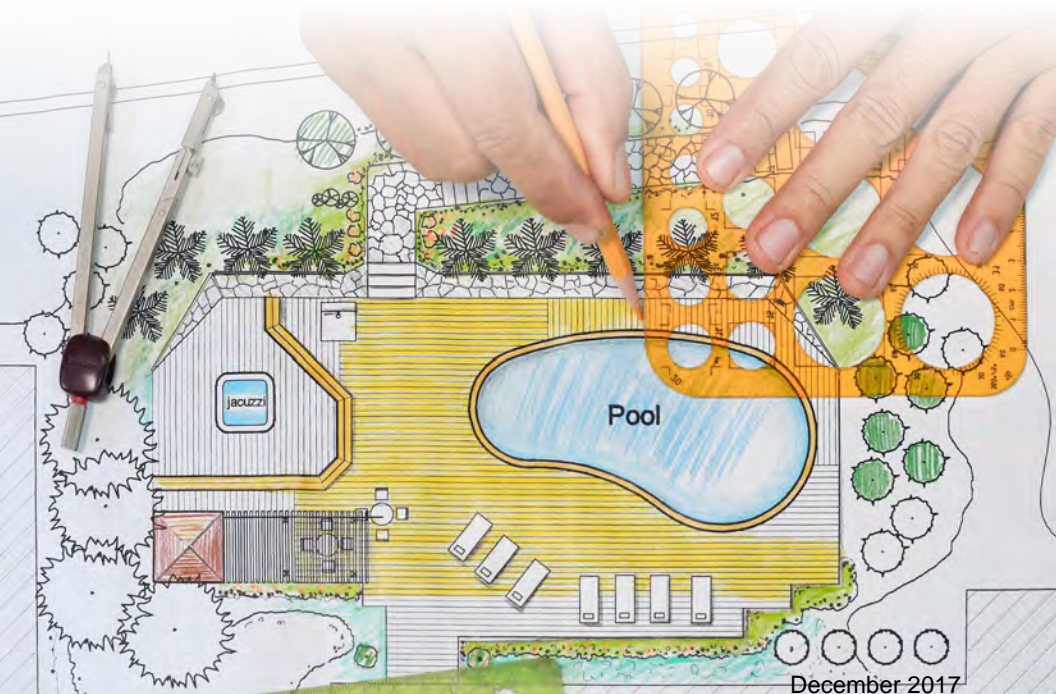




PLANNING, PROPERTY
AND DEVELOPMENT
DEPARTMENT

Swimming Pools, Spas & Hot Tubs

**Construction requirements for outdoor
private swimming pools (in-ground and
above-ground), spas and hot tubs**



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Note

Strive for Safety! The primary intent of the regulations concerning pools, spas and hot tubs is to minimize the danger that pools, spas and hot tubs present for small children. When in doubt, please side with caution.

The Winnipeg Building By-law is primarily an administrative document that adopts the Manitoba Building Code and related standards to provide construction regulations. Throughout this publication the Manitoba Building Code will be referred to as the Building Code.

Mandatory Inspections

Mandatory inspections can be booked by contacting ppd-housing@winnipeg.ca or by calling 204-986-5300 at the following phases of installation:

- once the bonding of all metal components (including rebar if there is a concrete base) has been completed; and
- before putting more than 600 mm (2'-0") of water in the pool – inspection availability varies so try to book ahead if possible. All fencing and gates need to be complete prior to this last inspection.

Every effort has been made to ensure the accuracy of information contained in this publication. However, in the event of a discrepancy between this publication and the City of Winnipeg Building By-law, the By-law will take precedence.

General Information

Permit Requirements

A building permit (accessory structure) is required to install a pool, spa, hot tub or any other structure/vessel located outdoors that is capable of containing 600 mm (2'-0") or more of water. These structures/vessels are hereinafter referred to as the **pool**.

Separate permits are also required for associated construction such as decks, change houses, sunrooms, etc. These permit applications must include sufficient structural information to complete a structural review of these components.

A waterway permit may be required for construction along city waterways. For more information see the pamphlet titled ***Construction Regulations Along City Waterways***.

Permits may be applied for by submitting the required information (see below) to the Planning, Property and Development Department, Unit 31 - 30 Fort Street for the building permit.

The following information is required when applying for a pool permit:

- For all swimming pools you will need to provide two (2) copies of a site plan that needs to include street names and lot dimensions, location of all buildings/structures on the property, dimensions (length, width, height or depth) of proposed structure, dimensions of proposed structure in relation to property lines and to other existing structures if applicable).

NOTE: In the event that these dimensions are not clear or represent non-compliance with pre-existing structures, the City may require a current Building Location Certificate (BLC) sealed by a registered land surveyor.

- For in-ground pools you will also require two (2) copies of the structural design drawings for the pool. These drawings will need to be sealed and signed by a Professional Engineer registered with the Province of Manitoba.
- For spas/hot tubs being located on existing decks, you will need to provide construction drawings for the deck to verify that the structure is capable of supporting the additional loads imposed by the placement of the tub. You will also need to provide specifications for the tub including dry weight and water capacity.

Zoning Requirements

The City of Winnipeg Zoning By-law requires that you locate your pool maintaining certain minimum setbacks from your property line. For in-ground pools see **FIGURE 1**. For above-ground pools see **FIGURE 2**.

If you are planning to construct a deck around your above-ground pool you may require a minimum 7.6 m (25'-0") rear yard setback. (For more information see the brochure titled **Wood Decks**.)

FIGURE 1 - IN-GROUND POOLS

- a - front yard - same as principle building
- b - side yard - 1.5 m (5'-0")
- c - reverse corner yard - same as principle building
- d - rear yard - 1.5 m (5'-0")

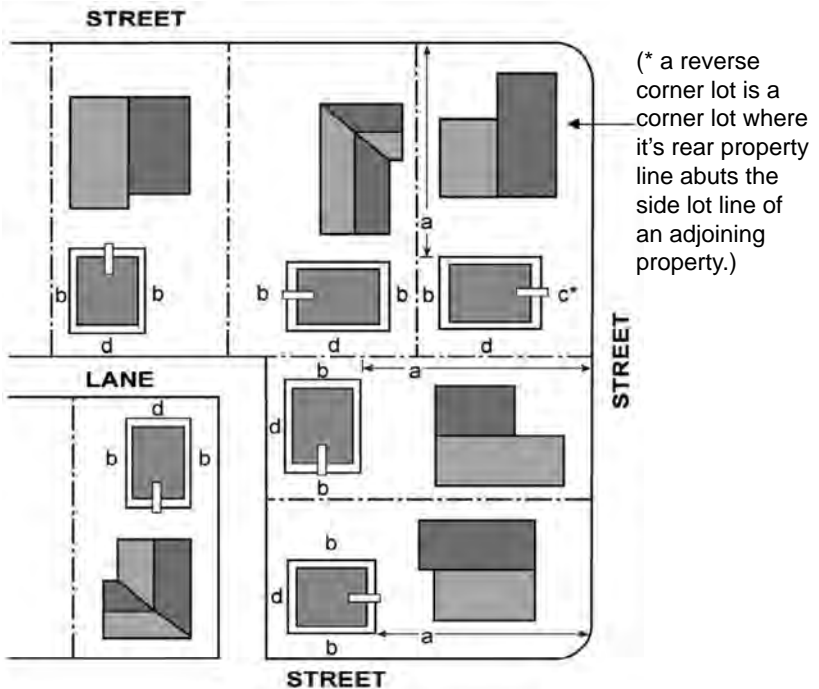
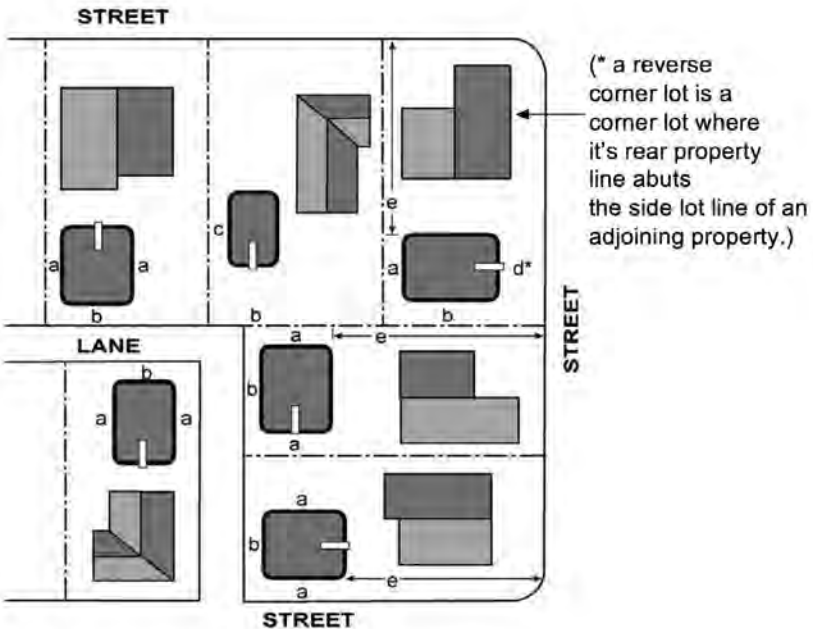


FIGURE 2 - ABOVE-GROUND POOLS

- a - 600 mm (2'-0")
- b - 600 mm (2'-0")
- c - same as dwelling (usually 1.2 m (4'-0"))
- d - same as dwelling (usually 2.7 m (9'-0"))
- e - 18 m (60'-0") to front property or behind rear wall of dwelling whichever is greater



Pool heaters and pumps may be located beside or behind your house as long as they are not closer than 3 m (10'-0") to an openable window of a habitable room in your neighbour's house and are at least 600 mm (2'-0") from a property line.

Front yard installations may be permitted subject to appropriate landscaping.

Certain gas heaters and chimneys may have restrictions on their location based on a minimum distance from nearby combustible materials. Consult with your gas utility company with regard to gas installation codes which may apply.

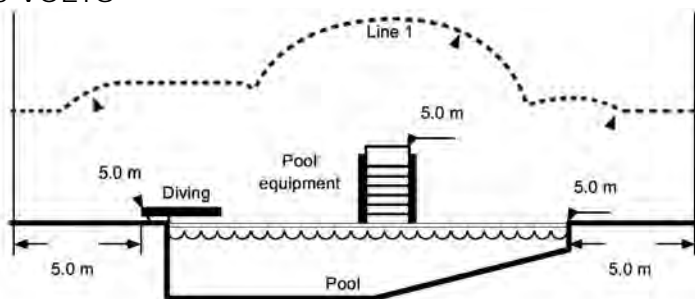
Electrical Requirements

Overhead power supply, communication and antenna distribution conductors NOT exceeding 750 volts crossing a pool cannot be less than 5 m (16'-6") above the swimming pool, diving structure, slide, observation stand, tower or platform. This area applies to the area extending 5 m (16'-6") horizontally from the pool edge. (See **FIGURE 3**)

No conductors are permitted in the area under Line 1 in the diagram below.

For high voltage power supply conductors exceeding 750 volts and specific requirements associated with underground wiring close to pools please refer to the Winnipeg Electrical By-law or contact the Housing Inspections Branch at 204-986-5300.

FIGURE 3 - OVERHEAD CONDUCTORS LESS THAN 750 VOLTS



All metal parts of a pool and other non-electrical equipment associated with the pool and its base including piping, reinforcing steel, ladders, diving board supports, etc., must be bonded in accordance with the requirements of the City of Winnipeg Electrical By-law.

The bonding conductor shall be continuous #6 AWG copper and run to the panel board supplying pool equipment.

Electrical receptacles cannot be located within 1.5 m (5'-0") of the pool edge. As well, all receptacles located from 1.5 m to 3 m (5'-0" to 10'-0") from the edge of the pool must be protected by a CSA approved ground fault circuit interrupter.

Light fixtures and other electrical equipment located within 3 m (10'-0"), measured both horizontally and vertically from the pool edge, must be protected by a CSA approved ground fault circuit interrupter.

Fencing Requirements

All outdoor pools must be completely enclosed with a fence or other suitable barrier constructed in accordance with the following requirements:

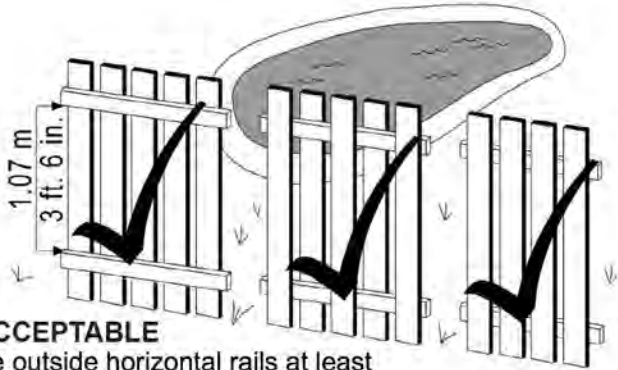
- a) it must have a minimum vertical height of 1.5 m (5'-0") and a maximum vertical height of 2.0 m (6'-6");
- b) it cannot leave more than 100 mm (4") between the bottom of the fence and the ground;
- c) there must be no openings, other than a door to a building or a gate as described in requirement (c) below, and it must not be possible for a child to crawl under either the fence or the gate;
- d) any gate must be self-closing, must be at least 1.5 m (5'-0") in height, and must be equipped with a (self-latching) lockable latch to prevent unauthorized entry;
- e) where chain link is used, the mesh size must not exceed 50mm (2") and the wire must be at least number 11 gauge;
- f) where other than chain link is used, the outside surface of the fence or gate must be relatively smooth so as not to provide foot or toe holds;
- g) it is not permitted to fill the pool with more than 600 mm (2'-0") of water before the fencing has been completed. Permission may be granted to erect temporary fencing while the permanent fencing is being constructed. Contact the Housing Inspection Branch for more information
- h) if, in the opinion of the authority having jurisdiction, there is any undesirable feature pertaining to the enclosure, suitable steps must be taken to correct the situation.

The fence shall be maintained in good repair at all times.

The use of vehicle gates as part of the pool enclosure is not recommended. These gates are often too large and too heavy to be automatically closed with most existing hardware. Pairs of gates are also discouraged unless they can be made to close and latch automatically.

The illustrations found on this and the following page are intended as guides in meeting the requirements for construction of pool fences and gates. They are offered as suggestions only. Other alternatives may be used as long as they meet the intent of the Building Code.

VERTICAL BOARD (PICKET)



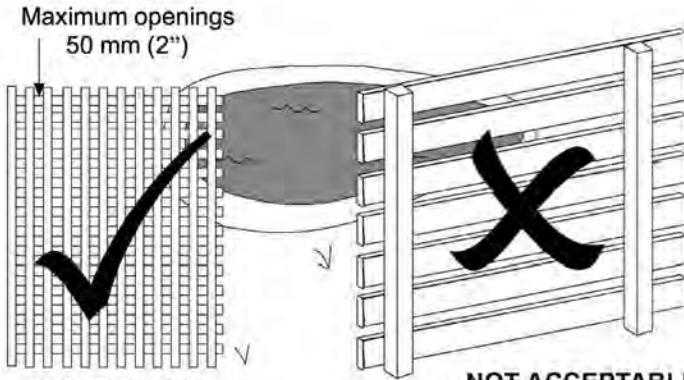
ACCEPTABLE
Place outside horizontal rails at least 1.07 m (3'-6") apart.

NOT ACCEPTABLE

- When building this type of fence avoid closely spaced horizontal rails.
- The fence shall not be climbable.



WOODEN LATTICE AND HORIZONTAL BOARD



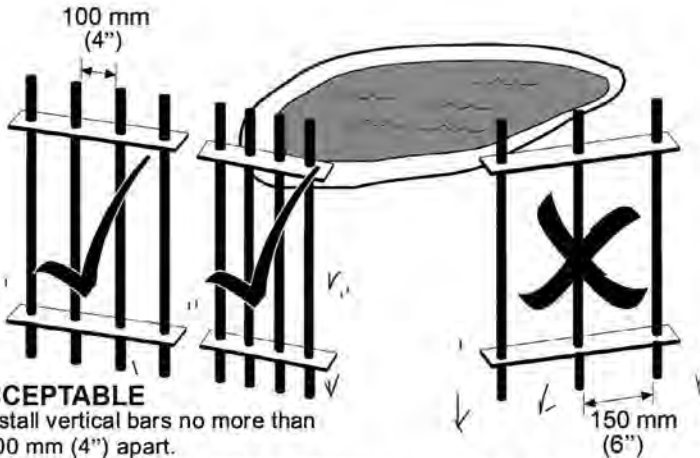
ACCEPTABLE

- Place horizontal straps on the inside of the fence.

NOT ACCEPTABLE

- There can be no more than 1/2" space between horizontal boards.

WROUGHT IRON



ACCEPTABLE

- Install vertical bars no more than 100 mm (4") apart.
- Avoid the use of any decorative designs or leaf work which could provide foot or toe holds.
- Install the latching in a fashion that it cannot be easily reached through the wrought iron.

NOT ACCEPTABLE

- Bars too far apart.

Hardware Requirements for Gates

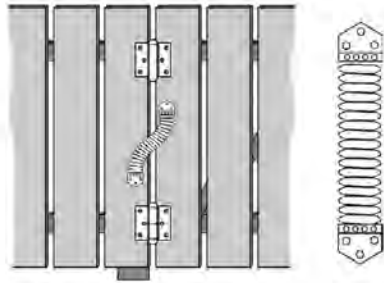
Self-closing devices that will cause the gate to return to a closed position without the aid of a push or pull are required on all gates in a pool fence.

The gates must close automatically to prevent unauthorized entry into the pool area. Self-closing devices must be maintained in good repair and functioning as designed at all times. Illustrated below are three commonly used types of closers designed to close the gate automatically.

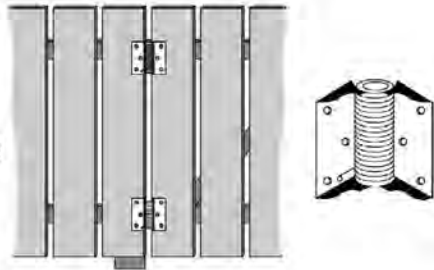
REMEMBER

These requirements are intended to prevent unauthorized entry of those persons too young to understand the dangers of your pool.

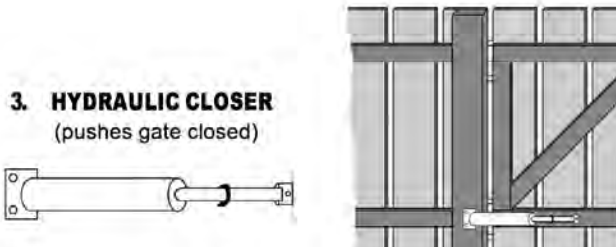
- 1. TORSION SPRING**
(pushes gate closed)



- 2. SPRING LOADED HINGES**
(pushes gate closed)

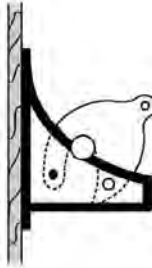
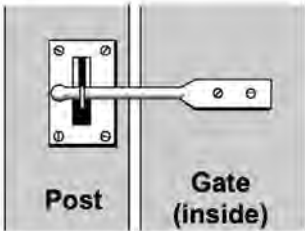


- 3. HYDRAULIC CLOSER**
(pushes gate closed)



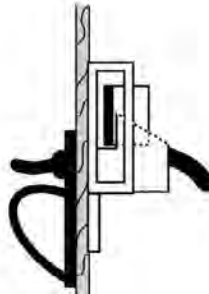
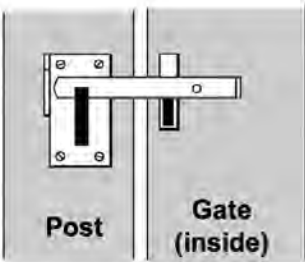
Automatic Latches

Automatic latches that become secured upon contact with the closing gate are required on all gates in a pool fence. Some commonly used types are illustrated below.



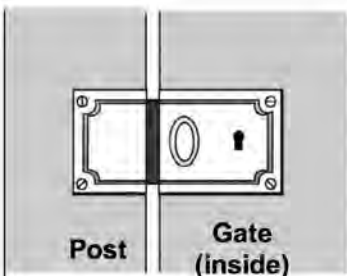
1. TONGUE LATCH

Padlocks on gates are recommended when pools are left unattended.



2. SLIDING BAR THUMB LATCH

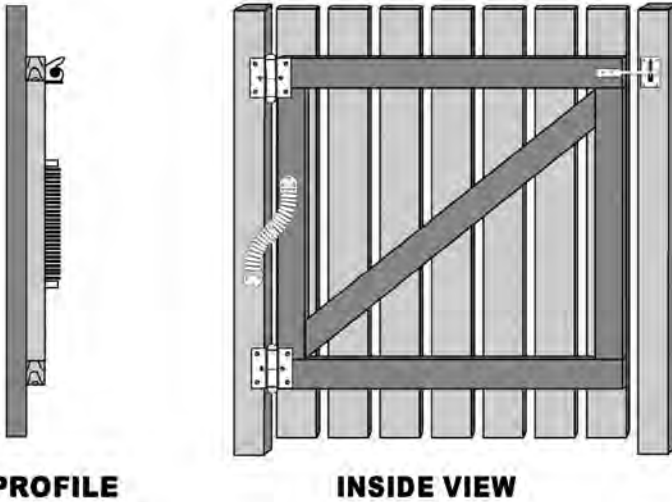
This type of latch is often installed too low. It should be at a height of 1.37 m (4'-6") minimum.



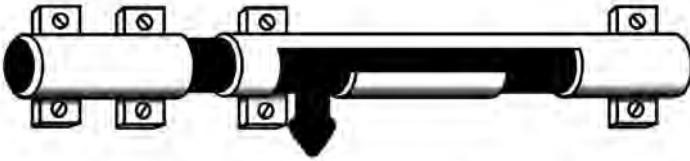
3. KEY LATCH

This type of latch is spring loaded.

Example of a Self-Closing/Automatically Latching Gate:



If a latch cannot be installed on the inside of the gate, install it at a safe height at the top of the gate where it cannot be easily reached by younger persons.



Unacceptable latch

- This latch has to be manually engaged.
- It could impair the gate from self-closing and securing.

Additional Considerations

Drainage

The City of Winnipeg Sewer By-law No. 92/2010 requires that the discharge of water from swimming pools must be to the wastewater sewer system. Swimming pool water and/or swimming pool filter backwash water must not be discharged onto any street, lane, lake or drainage ditch. The wastewater sewer in the house may be utilized by draining, pumping, or back washing filters into the floor drain or catch basin in the basement of your house.

Swimming pool water may also be discharged by having it removed for disposal by a licenced wastewater hauler, or it can be discharged onto your property if the water remains within the property until it evaporates or soaks into the ground.

For additional information on draining your pool please see the Water & Waste Department website www.winnipeg.ca/waterandwaste/sewage/drainPool.stm

Owners responsibilities

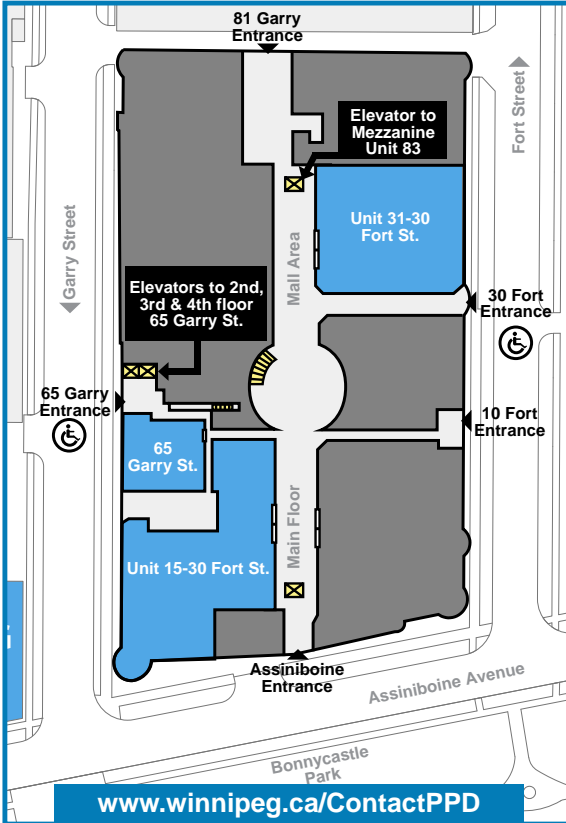
It is the responsibility of the property owner to ensure that these regulations are met, in particular that the fencing is in good repair and that the pool area is securely maintained at all times.

notes

In-Person Customer Service Hours:

Tuesday to Friday 8:30 am to 4:30 pm - All Zoning, Permits and Plan Examination services are available at Unit 31 – 30 Fort Street.

Mondays 8:30 am to 4:30 pm are reserved for telephone inquiries and completed application drop-offs. This enables Zoning and Permits staff to process building and development applications received throughout the week.



Planning, Property & Development Department
83 - 30 Fort Street Winnipeg, Manitoba R3C 4X7

www.winnipeg.ca/ppd



**For more information regarding
this booklet please contact:**

Zoning and Permits Branch

Phone: 204-986-5140

Fax: 204-986-6347

Housing Inspections Branch

Phone: 204-986-5300

Fax: 204-942-2008

or



Planning, Property and Development

Department Unit 31 - 30 Fort Street

Winnipeg, Manitoba

R3C 4X7

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