

Benton County

Steve Brown
Manager

Building Department
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Kennewick, WA 99336

Area Code 509
Tri-Cities 735-3500
Prosser 786-5622
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SWIMMING POOL PERMITS

Both Benton County Codes and Washington State mandated laws require permits for both in-ground and aboveground pools. The only type of pool that is exempt from the permit process is a pool that is entirely above grade, less than 24 inches deep, and has a capacity of less than 5,000 gallons. Structures that are placed on slopes greater than 15% may be required to have noncombustible siding and/or soffits and decks may be required to have noncombustible skirting. Please contact the Benton County Fire Marshal for further information at (509) 735-3500 from Tri-Cities or (509) 786-5622 from Prosser area. Plan review takes approximately 1-2 weeks. Permit hours for the Benton County Building Department are 8:00AM - 12:00 and 1:00 - 5:00PM, Monday through Friday at the Kennewick office and 9:00 to 10:30AM at the Prosser Planning Department on Tuesday and Thursday.

Prior to a determination of completeness for the application is made, and prior to permit issuance, the following information is required:

- (a) A fully dimensioned plot plan showing the entire lot, pool size/location and setback from front, side and rear lot lines, all easements, fence location and height, septic system location, any overhead electric lines and distance clearing laterally from nearest pool edge, and all existing structures shall be submitted to the local health dept. for site plan approval. ***Septic approval less than one year old required for all lots one (1) acre or less in size served by septic systems.*** The health dept. shall put stamp of approval and signature of approval person on the plot plan.
- (b) After obtaining Health Department approval, submit the same plot plan, swimming pool plans (engineering by a WA St. Reg. Engineer may be required by Bldg. Official), Declaration of Owner Builder if owner is acting as general contractor, and swimming pool permit application to the Benton County Building Dept. for approval and required permits.

FIRST INSPECTION:

1. Building permit, approved site and construction plans to be on site for inspector.
2. Verification of required setbacks from property lines, structures, easements, slopes, etc.
3. Inspection of pool assembly, reinforcement if required etc.
4. Rough plumbing/piping, pressure test, etc. (Plumb 5 psi/15 min.)(Gas 10 psi/15 min.)
5. Verification of electrical permits per the Department of Labor and Industries.

FINAL INSPECTION:

1. The fence may be constructed of wood, metal, masonry, or other substantial material with openings no greater than four (4) inches in width.
2. A fence is required around all pools capable of holding water of a depth of twenty-four (24) inches or more.
3. The area in which a private swimming pool is located shall be totally surrounded by a building and/or fence of at least five (5) feet in height.
4. No such building or fence shall be located less than five (5) feet from the edge of the swimming pool.
5. All access gates shall open outward away from the pool and shall be self closing and self latching. The self latching release mechanism shall only be operable from the pool side of the access gate.
6. Outdoor heated pools shall be provided with an approved vapor-retardant cover. Covers that may be used to enclose or cover the pool for elimination of structure alarms shall not be considered to qualify as a substitute for the required fence.
7. Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor

and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be *listed* and *labeled* as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches (1372 mm) or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

2. A *safety cover* that is *listed* and *labeled* in accordance with ASTM F 1346 is installed for the pools and spas.
 3. An *approved* means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.
8. Suction entrapment avoidance provisions shall be in place.
 9. Handholds required. Where the depth below the *design waterline* of a pool or spa exceeds 42 inches (1067 mm), handholds along the perimeter shall be provided. Handholds shall be located at the top of deck or coping.

Exceptions:

1. Handholds shall not be required where an underwater bench, seat or swimout is installed.
2. Handholds shall not be required for wave action pools and action rivers.

Height above water. Handholds shall be located not more than 12 inches (305 mm) above the *design waterline*.

Handhold Type. Handholds shall be one or more of the following:

1. Top of pool deck or coping.
2. Secured rope.
3. Rail.
4. Rock.
5. Ledge.
6. Ladder.
7. Stair step.
8. Any design that allows holding on with one hand while at the side of the pool.

Any person, firm or corporation who does not secure required permits before swimming pool installations, shall be subject to penalties under provisions set forth in Benton County Code, Section 3.24.030.

BENTON COUNTY SWIMMING POOL PERMIT APPLICATION

PROPERTY OWNER _____ PHONE NUMBER _____
TAX PARCEL NUMBER _____
PROJECT ADDRESS _____ CITY AND ZIP CODE _____
CONTACT PERSON _____ PHONE NUMBER _____
EMAIL _____
LENDING FIRM _____ PHONE NUMBER _____
MAILING ADDRESS _____
CONTRACTOR _____ PHONE NUMBER _____
MAILING ADDRESS _____
CONTRACTOR LICENSE #/EXPIRATION DATE _____
PROJECT VALUATION _____

Is this pool located at a facility designed to serve the public? Yes No

If yes, provide a copy of approval from the Washington State Department of Health, (206) 456-3115.

I hereby certify that I have read and examined this application to know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. All structures located within a Floodplain are subject to the requirements of BCC 3.26, including certification by a Washington State Registered Surveyor and/or Engineer.

Signature of owner/authorized agent: _____ Date _____

-----OFFICE USE ONLY-----

Application reviewed by _____ / _____
Initials Date

Above-ground In-ground

COMPLETE SITE PLAN _____
B-F HEALTH DEPT. APPROVAL _____
POOL PLANS _____
CONTRACTOR CARD _____
OTHER _____



CRITICAL AREAS REVIEW DATE: _____ N/A DOC

Zone _____ Flood Plain _____

Min. Setback Beginning: _____ Front _____ Side _____ Side _____ Rear _____
Other - Minimum of 5 Ft. from any building or fence. All pools.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing.

**To be completed by property/building owner.
Please initial applicable items where marked "INT" and
complete bottom signature area in full.**

1. DECLARATION OF OCCUPANCY USE (Accessory buildings only, i.e., garages, shops, barns, etc.)

INT _____ I understand the structure for which a building permit is being requested does not permit the occupancy of the building for any use that does not comply with the requirements for the zone in which it is placed (unless approved by Conditional Use Permit # _____, if applicable). This structure will not be used or occupied for any use not permitted as outlined in the **2015 International Residential Code Section R105 Permits**. Violations will result in a **\$500.00 civil citation** as outlined in **Benton County Code 3.04.065 Violations-Penalties**, including but not limited to applicable building permit fees.

2. DECLARATION OF ACCESS CONSTRUCTION AND MAINTENANCE (NOT REQUIRED for accessory buildings)

INT _____ Said structure is served by perpetual non-exclusive access easement, auditor's file number _____, a private driveway in excess of 200' or an unimproved county right of way (contact B.C. Public Works for construction details) and the responsibility for construction and maintenance of this access to the location that the building will be constructed on shall be vested with the property owner and not Benton County.

Said structure is served by an access easement, private driveway or unimproved county right of way not reflected by an auditor's file number, but one of the following applies.
(Initial one statement only)

INT _____ The following access easement, unimproved county right of way or private driveway has been granted a trail access permit to utilize the unimproved county right of way (access permit attached): _____

INT _____ The following access easement, or private driveway is graded and compacted with two (2) inches of base course crushed surfacing; the base course (1 1/2" minus) is to be in accordance with the specifications set forth in Standard Specifications for Road, Bridges and Municipal Construction published by the Washington State Department of Transportation. A minimum improved turning radius of 45' is provided for private driveways in excess of 200'. BCC 3.18.045: _____

INT _____ The following access easement, or private driveway will be graded and compacted with two (2) inches of base course crushed surfacing; the base course (1 1/2" minus) is to be in accordance with the specifications set forth in Standard Specifications for Road, Bridges and Municipal Construction published by the Washington State Department of Transportation: _____

3.

INT _____ Is your property accessed across a private bridge? YES _____ NO _____

4. DECLARATION OF OWNER BUILDER

INT _____ There will not be a general contractor (required to be registered) performing any work on the structure. Sub-contractor(s) license registration will be verified by the owner.

I, _____, certify under penalty of perjury under the laws of
(PRINT NAME)
the State of Washington that the foregoing initialed statement(s) for the proposed structure is (are) true and correct.

Property parcel number _____ for proposed structure location.

Signature of property/building owner Date City, State (where signed)

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INFORMATION REQUIRED ON PLOT PLAN

One complete scaled drawing on 8 1/2" x 11" sheet of paper showing the following:

1. Property lines and dimensions
2. Direction of North
3. The structure proposed structure and all existing buildings
4. Setback of proposed structure from all property lines
5. Indicate main driveway location and distance from centerline of the driveway at the property line to nearest property corner. For parcels that are accessed through an adjacent property or a private road easement, indicate the route from the property line to the public road that will be used for access
6. All road names
7. Existing easements and any adjacent utility/access easements
8. Location of septic tank, drainfield or sewer lines
9. Well location
10. Property address
11. Tax parcel number
12. Specify scale
13. Describe adjacent properties ground cover (sagebrush, pasture grass, weeds, etc.)
14. Identify all slopes greater than 10%
15. Date and signature of person drawing plot plan
16. Canals, streams, or drainage easements that your driveway must cross

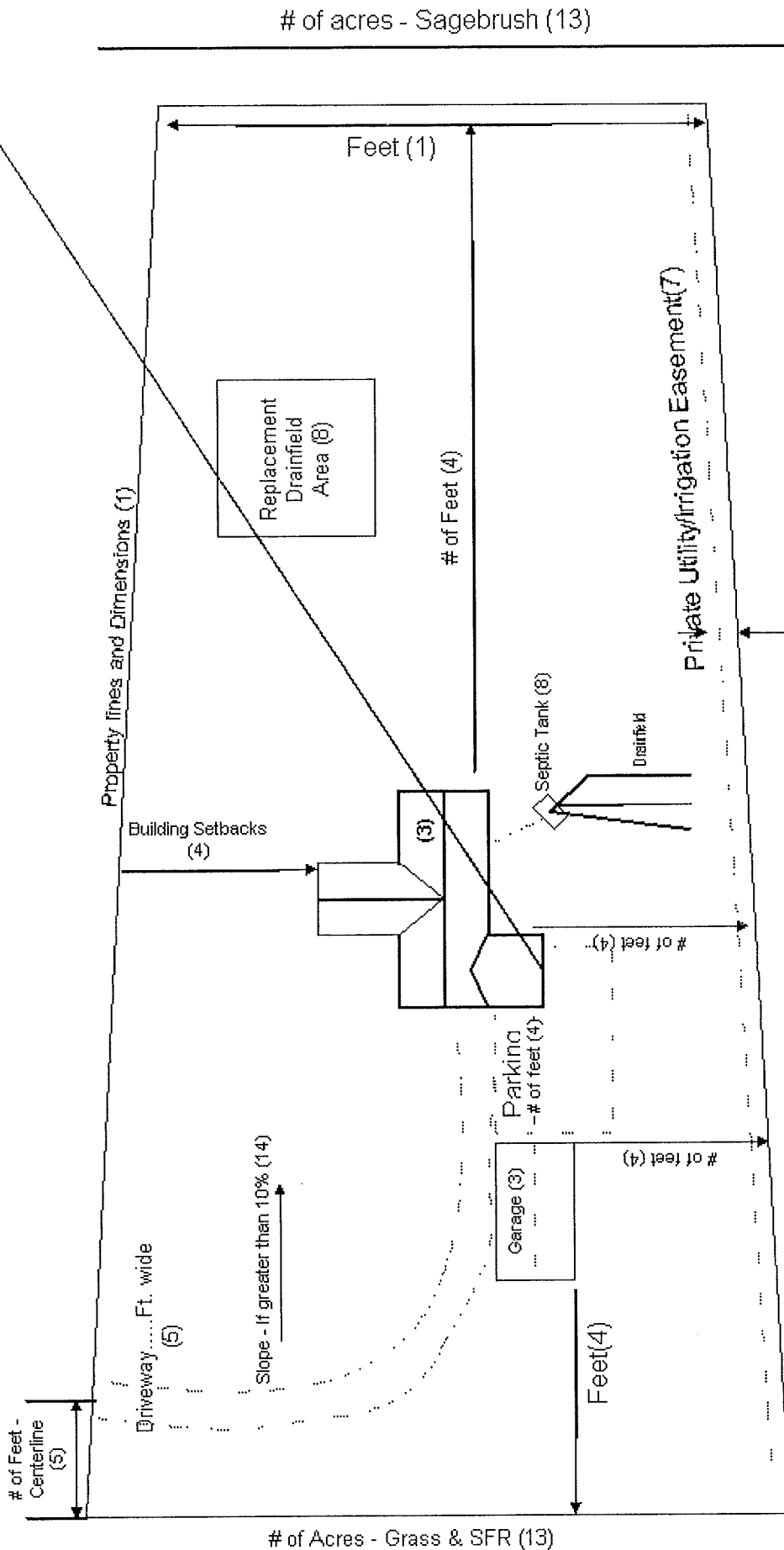


North Arrow (2)

SAMPLE PLOT PLAN

Parcel # (11)
Name and
Street Address (10)

Street or Road Name (6)



of acres - Sagebrush (13)

of Acres - Grass & SFR (13)

of acres - Sagebrush (13)

Drawn to Scale - Note Scale on plot plan " " = " ' (12)

NOTE!! All Easements must be shown and identified.

SITE PLAN FOR _____

Scale 1" = 50' or 1" = 100'

Please specify

PLEASE INDICATE NORTH

