

**TOWN OF LONGBOAT KEY
BUILDING DIVISION**

501 Bay Isles Road
Longboat Key, FL 34228
Phone: 941-316-1966 FAX: 941-316-1970

**SWIMMING POOL / SPA
PERMITTING & INSPECTIONS
GUIDELINES**

BUILDING PLANS: Three (3) sets of plans (and product specification, as applicable) are required to be submitted with the Building Permit application. Submittal must demonstrate clearly how the proposed construction will comply with the Florida Building Code (angle of repose; electrical bonding of shell, deck and pool equipment; anti-entrapment, etc.).

In addition, plans must clearly show what Pool Safety Act devices will be used and will be located in order to protect the entire perimeter of the pool/spa area and exactly where they will be located.

ZONING: All materials are to be submitted in triplicate. In conjunction with the Building Permit review, all swimming pool/spa applications shall be reviewed by Zoning Staff in order to ensure compliance with the Town's zoning and related land-use codes.

Staff shall verify compliance through the review of *plans signed and sealed by a design professional*. All *signed/sealed, to-scale site plans* shall include the Lot Coverage and Non-Open Space calculations for the property and shall be consistent with all previous permitting.

PERMITS REQUIRED: **Building, Electrical and Plumbing permits must have been issued before any inspections will be scheduled or conducted.** A licensed pool contractor may pull the Building AND Plumbing permits; a licensed electrical contractor only may pull the Electrical permit.

INSPECTION AND PHASING REQUIREMENTS: Unless authorized AND SCHEDULED by the Building Inspector in advance, the following inspections must be scheduled and approved in the phasing order shown below.

1. Prior to shell pour
 - Plumbing Anti-entrapment
 - Plumbing Pressure Test – skimmer shall be in place
 - Electrical Shell Bonding
 - Building Pool Steel
2. Prior to installation of deck
 - Electrical Deck Bonding
 - Building Pool Deck
3. Electrical Pool Final
4. Zoning, Building, and Plumbing Final.

Pool Safety Act Compliance will be inspected as part of final inspections.

New residential construction final will be conducted at the same time as the pool final to ensure compliance with the Pool Safety Act.