

# Upper Makefield Township

## Department of Planning & Zoning

## Pools

### General Information

Pool Requirements vary by the size of earth disturbance during pool construction. Any construction with earth disturbance over 1,000 square feet must first have Grading Permit approval from the Bucks County Conservation District.

#### Fees

- At submission, please provide a Professional Services Agreement escrow per the current Fee Schedule found on the Upper Makefield Township website. This escrow will be held through the completion of the pool and until a Certificate of Occupancy is issued.
- Permit fees will be assessed via the review process. Please see current Fee Schedule found on the website for cost of permits required for the application.

#### Pool Location

- **Property Line.** All equipment, landscaping, or any parts of the pool must be kept 10 feet from the side and rear property lines.
- **The Septic system** must be minimum of 25 feet from the pool.

**Bucks County Conservation District Grading Permit.** You'll need a Grading Permit from the Bucks County Conservation District for any pool construction with earth disturbance of 1,000 square feet or more. The Conservation District's application is called the Erosion and Sediment Control Application. When submitting the permit to the Township, please include a copy of the approved Bucks County Conservation District permit application along with the Township's Grading Permit Application

#### Pool Barriers:

- **Fencing** must completely surround the pool. The fence must be a minimum of 48 inches high, with vertical openings less than 4 inches and horizontal ground opening less than 2 inches. Fence gate must have self-closing, self-latching and key lockable devices with the latching device installed between 48 and 54 inches from the finished surface. Please contact the Department of Planning & Zoning for complete details on fence.
- **Structure Wall as barrier to enclose pool.** A wall of the dwelling can serve as part of the access barrier to the pool where doors providing direct access to the pool with the following requirements per ISPSC 305.4 and Township Ordinance. Doors with direct access to the pool area shall have a water hazard entrance alarm, UL 2017 compliant, that produces an audible warning when opened.

### Required Forms and Submissions

- Building Permit Application**
- Zoning Occupancy and Use Permit Application** (with impervious calculations)

- Professional Services Agreement** to pay for Township consultant reviews. Please see the current fee schedule for escrow dollar requirements to be submitted.
- Grading - Drainage Application.** With this application, you must submit sealed grading plans (1 set of hard copy plans as well as a digital PDF version). The submission must include a copy of the completed Bucks County Conservation District Erosion and Sediment Control application if the earth disturbance is over 1,000 sq. ft.
- Electrical Application.** With this application you must submit an electrical plan that has been approved by a third-party Electrical Inspector.
- Plumbing Application.** With this application you must submit 2 copies of the plumbing riser diagram.
- Construction Plans.** You must submit 2 sets of sealed pool construction plans.
- Insurance.** Upper Makefield Township must be listed as “Certificate Holder” on a current Certificate of Insurance for all contractors, electricians and/or plumbers.
- PA Contractor Registration Certificate.** Please submit a copy of the contractor’s PA Contractor Registration Certificate.
- Homeowners Association** approval (when applicable)

**All Township forms can be found at the following link:**  
<https://uppermakefield.org/departments/planning-and-zoning/permits-applications/>

Applications and supporting documents can be submitted via email to [CodeOffice@uppermakefield.org](mailto:CodeOffice@uppermakefield.org)