

Swimming Pool Plan Review Requirements



IN ALIGNMENT WITH
2013 California Building Code

Clear, complete plans enable quicker permit issuance and inspections.

Check with the San José Permit Center to understand what kinds of plans and documents your project may require.

The plans you submit for an in-ground swimming pool must meet these objectives:

- Provide sufficient information to insure the structural integrity of the pool
- Demonstrate compliance with applicable zoning ordinances
- Allow the City Inspector to verify plans and construction steps during inspections. Swimming pool construction involves seven junctures for inspection. For information, see the [Swimming Pool Construction Inspections](#) bulletin.

PLOT PLAN

Draw to scale and include the following information:

- Parcel, with dimensions, showing all property lines and streets.
- Footprint of all structures on the property including dwelling, garages, sheds, outbuildings and trellises. Show dimensions of all accessory structures.
- Show all visible utilities such as power lines, power poles and transformers. The location of the power drop from the PG&E lines to the house must be shown if present. Indicate the height of any power lines that are over the proposed pool.
- Show the proposed pool with dimensions and distances to all property lines. The distance from the front (street side) property line must be shown. Show distances to any nearby structure.

GRADING PLAN

For properties that are not flat, a grading plan showing existing and proposed grade is required. If the grade changes are minor, they can be shown on the plot plan.

For the grading plan, be sure to show:

- Lot drainage, including any new drainage systems needed.
- If retaining walls are necessary to the structural design of the pool, then show the location and structural details. A permit for retaining walls must be obtained prior to or in conjunction with the pool permit.

DETAIL SHEETS

Pages of standard details (Master File Plans) are acceptable under certain conditions:

- Standard plans must be stamped and must reference the current editions of code.
- Clearly indicate the details to be used on the sheet. The details that will not be used should be crossed out.
- Details must be referenced on the plot plan or other plan view. The specific portion of the pool to which the detail applies must be clearly marked.

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