



TOWNSHIP OF FAIRFIELD
230 FAIRFIELD ROAD, FAIRFIELD, NJ 07004
BUILDING PHONE: 973-882-2700, EXT. 2503

BUILDING DEPARTMENT

Above Ground Pool Requirements

POOL SET BACKS TO POOL WATER LINE

15 feet minimum from side and rear property lines

10 feet minimum from principal structure

6 feet minimum from any other accessory structure

If pool will have deck, check for required set backs

POOL SETBACKS FOR CORNER LOTS

In the case of a corner lot, a pool shall not be constructed any closer to the side street line than **forty-five (45)** feet. The measurement shall be made from the property line to the pool water line. No part of any pool including filter or pool decking shall be located within any easement. Hot tubs and spas may be constructed closer than **ten (10)** feet to a principal structure. If pool will have deck, check for required set backs

1. A full engineered plan showing (see attached sample):
 - a. Copy of the survey of property
 - b. Easements
 - i. No part of any pool including filter or pool decking shall be located within any easement
2. Construction permits and fees, including building, electric, and plumbing must be completed.
 - a. Provide the manufacturers' specs (cut) sheet for motor, pump, filter and heater (all that apply). Be sure to indicate your particular model number.
3. Dig number and mark-outs must be obtained (call 811) and given to the building department **before** any excavation work can commence.

4. Permit will be issued after review by:

- a. Zoning Officer
- b. Borough Engineer
- c. Construction official

Zoning approval is required for pools and pool barriers (fence). An application can be obtained in the Building and Engineering departments. A recent survey is required showing any/all structures and improvements (house, garage, deck, shed, fence, patios etc.). Draw the location of proposed pool, fence and mechanical equipment (motor, filter, pump) to scale on the survey.

Required inspections for in-ground pool:

1. Stake out inspection (phone 973-882-2730 for inspection)
2. Building- concrete lock or rebar
3. Electric and plumbing underground and bonding
4. Final inspections including as build survey

Failure to complete required inspections will cause a penalty to the responsible party in charge of project and delay in the project.