



GOVERNMENT OF BERMUDA
Department of Planning

A Guide for Above Ground Swimming Pools, Spas and Hot Tubs

The Bermuda Plan 2008 sets out guidelines for where, what and how you can develop in Bermuda. This policy statement provides clarification and guidance for the development of above ground swimming pools. Above ground swimming pools are considered to be development as defined in Section 14(2) of the Development and Planning Act, 1974.

What do you need for an application?

For an application for planning permission you need: three copies of the completed DAP 1 application form, five copies of the location plan, site plan and if the property slopes, site cross-sections; and a brochure showing the selected pool. For a building permit application you need the same information plus a copy of the manufacturer's specifications.

What do technical officers look for when assessing an application for planning permission?

Technical officers check to see that the above ground pool:

- a) meets all the setbacks from public roads (including the Railway Trail), estate roads and lot lines;
- b) is appropriately screened from public, estate or other private roads; and
- c) will not have a negative visual impact when viewed from adjoining properties.

The erection of above ground pools should be screened from public view to the best of the applicant's ability.

What do technical officers look for when assessing an application for a building permit?

You only need a building permit for above ground pools that are:

- a) capable of holding water to a depth of 24 inches or more, or
- b) have a water recirculating system or a surface area of 250 ft² or greater.

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**In those cases,
technical officers
check for:**

- a) protective barriers of a height not less than 48 inches around the pool that a 4 inch sphere cannot pass through;
- b) barriers that extend around the entire fixed or removable ladder/steps (this applies where the above-ground pool itself is used as the barrier or when the barrier is mounted above the pool structure, because removing the ladder is not enough);
- c) all gates and doors with access to the pool area to be self-closing and self-latching, with latches placed 4 ft above ground; and
- d) all electrical components to be bonded and grounded in accordance with the National Electrical Code and all electrical equipment protected by GFCI's.

You should be aware that all above-ground swimming pools must comply with the requirements of the Bermuda Building Code Regulations. Above-ground swimming pools should not be erected below overhead wiring.