Residential (Single-Family Detached/Duplex/Townhome Dwellings)
Swimming Pools and Spas

Permit Type(s) and Work Class(es)

“Pool” – “Residential”

Notes

• Requires a separate “Electrical – Single Family/Duplex Dwelling” – “Sub” permit for associated electrical for pool and spa equipment
• Requires a separate “Gas – Single Family/Duplex Dwelling” – “Sub” permit for associated fuel-gas for pool and spa heater equipment
• The City prohibits new additional electrical meters for a pool or spa.

Required/Optional Sub Permits

• “Electrical – Single Family/Duplex Dwelling” – “Sub” (a.k.a. ‘residential electrical sub permit’)
• “Gas – Single Family/Duplex Dwelling” – “Sub” (a.k.a. ‘residential gas sub permit’)

Required Documents for Permit Application

• City of Charleston [Residential Alterations/Additions Application]
• City of Charleston [Electrical Permit Application]
• Site plan, include the following information:
  ▪ Dimensions of pool/spa
  ▪ Location(s) of pool/spa equipment
    ▪ If located in a flood zone and required to be elevated, provide stand details & elevation above grade
    ▪ If located in a flood zone, anchoring details (to resist floatation)
  ▪ Pool/spa distances to lot-lines
    ▪ If the pool/spa and associated equipment and elements are not at grade, these items are required to meet Zoning setbacks.
  ▪ Location of required pool/spa barrier(s)
  ▪ Location, size and species of grand trees (24” D.B.H. or larger)
  ▪ For properties located on Daniel Island, the plans must be stamped approved by the Daniel Island Architectural Review Board (ARB)
• Pool/spa structural plans & details, signed and sealed by a licensed South Carolina structural engineer, include the following information:
  ▪ Type of pool/spa construction: shotcrete, gunnite, fiberglass, liner, etc.
  ▪ Pool/spa cross-section/elevation showing construction detail(s)
  ▪ Type of pool/spa configuration: in-ground, above-ground, partially above-ground, etc.
  ▪ Heated or non-heated. If heated, provide pool cover per code.
Barrier requirements (choose one of the following):

- If the required barrier is included in project scope, either:
  - provide site plan showing location of barrier, gate(s), operable window/door alarms, etc.
  - If the required barrier is a safety cover, provide manufacturer specifications indicating conformance with ASTM F1346.
- If homeowner will be responsible for the required barrier, provide a statement letter signed by the contractor and homeowner stating barrier requirements will be completed by the homeowner.

*Note:* The final inspection will not be approved until all barrier requirements are installed to code.

**Applicable Fees**

- Application Fee, refer to page 4 on the [Building and Trade Permit Fee Schedule](#)
- Plan Review Fee - refer to page 4 on the [Building and Trade Permit Fee Schedule](#)
- Building Permit Fee - based on cost of construction of pool/spa, refer to page 4 on the [Building and Trade Permit Fee Schedule](#)

**Required City of Charleston and South Carolina Licenses**

- Homeowner allowed to apply for and obtain permit ““Pool” – “Residential” permit and construct pool/spa
- Homeowner allowed to apply for and obtain permit “Electrical – Single Family/Duplex dwelling” – “Sub” permit upon successfully passing the Homeowners Electrical Test
- Homeowner not allowed to obtained permit or work on fuel gas system
- Business License, City of Charleston - *Not required for homeowners*
- Contractor License, South Carolina – *Required by South Carolina Code of Laws*

**Required [R] / Optional [O] City Division Reviews**

- Board of Architectural Review (BAR) [O] – *only if located in designated purview or district*
- Building Inspections [R]
- Zoning [R]
- Engineering [R] (verifies utility and drainage easements)

**Required [R] / Optional [O] City Field Inspections**

- Residential Pool Electrical Bonding [R]
- Residential Pool Deck Bonding [R]
- Residential Electrical Final [R]
- Residential Building Final [R]

**Required Non-City Approvals**

- N/A

**Certificate of Construction Completion**

- Not Required, only if requested by applicant