

Building & Permitting Branch

Hot Tubs and Pools



Updated: August 1, 2022
Created: November 24, 2017

IMPORTANT NOTICE

City of Kelowna
Plumbing & Gas
Bylaws require
separate permits
prior to
commencement of
these works.

Separate Electrical
Installation Permits
required by BCSA
1-866-566-7233.

*This factsheet is for
informational purposes only.
Please be sure to consult the
relevant City of Kelowna bylaw.*

To Book
Inspection
online:

www.kelowna.ca

click HOMES & BUILDING
click BUILDING PERMITS & INSPECTIONS
click INSPECTION REQUEST

or call:

250-469-8977 (24 Hours)

When calling for a Building, Plumbing & Gas or Heating Inspection, please provide the following information:

- ✓ Date Inspection Required
- ✓ Permit Number
- ✓ Type of Inspection (please be specific)
- ✓ Location – Civic Address
- ✓ Contact Name
- ✓ Contact Phone Number
- ✓ Note if AM or PM inspection is preferred – Due to large volume of inspections, exact time cannot be guaranteed.

Any INSPECTIONS requested after 3:30 PM will be booked for the FOLLOWING business day.

General Inquiry: 250-469-8960

(Monday to Friday 8:00 am to 4:00 pm business day)

Fax No.: 250-862-3314

IMPORTANT RE-INSPECTION NOTICE

1. **BUILDING BYLAW:** In every case where, due to non-compliance with the provisions of the Building Code, unsatisfactory workmanship or work not ready when inspection called for, more than two inspections are necessary, then each inspection after the second inspection, a fee of \$150.00 will be charged.
2. **PLUMBING BYLAW:** If a re-inspection is required because of faulty workmanship, improper installation or work not ready when prior inspection called for. A fee of \$150.00 will be charged.
3. **GAS BYLAW:** For an inspection required as a result of a deficiency in, or inadequacy of, an installation located in any premises a fee of \$150.00 each hour or portion of an hour will be charged.

ARE YOU MAKING CHANGES?

Making changes *after* your plans have been approved and your Building Permit has been issued can be costly. Your permit was issued based on the plans submitted with your application. If the Building Inspector, in the course of his duties discovers work completed in variance to the approved plans may require the construction to cease until revised drawings have been submitted for review.

Revisions to a roof truss or a floor truss layout is considered a *change*. The structural analysis of your original submission will not be valid, and your foundations may not be adequate for the revised roof or floor layout.

There is an additional plan examination fee of \$60.00 per hour for the re-examination of plans.

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THE FOLLOWING INSPECTIONS MUST BE REQUESTED PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION

SWIMMING POOLS

1. SITING (INCLUDING EQUIPMENT SHED)
2. FINAL (FENCE TO BE COMPLETED)

It is the responsibility of the General Contractor or Owner to:

1. Clearly identify, by a City supplied sign visible from the road, every construction site, indicating the legal description of the site and the civic address.
2. Call our inspection line 24 hours a day at **250-469-8977** or book your inspection on-line at www.kelowna.ca. When requesting an inspection please state: Type of inspection, permit number, civic address, your name and phone number and when the work will be ready (am or pm only).

**TO BOOK
INSPECTION:**

www.kelowna.ca

click HOMES & BUILDING

click BUILDING PERMITS & INSPECTIONS

click INSPECTION REQUEST

or call

250-469-8977

When calling for a Building, Plumbing & Heating Inspection, please provide the following information:

- ✓ Date Inspection Required
- ✓ Permit Number
- ✓ Type of Inspection (please be specific)
- ✓ Location – Civic address
- ✓ Contact Name
- ✓ Contact Phone Number
- ✓ If you prefer an AM or PM inspection – Please note due to the large volume of inspections, we cannot guarantee a time.

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Residential Pool and Hot Tub Drainage

Through the [Sanitary Sewer Storm Drain Regulation Bylaw](#), the City restricts the discharge of residential swimming pool and hot tub water containing disinfectants such as chlorine, salt water or bromine, as the storm system connects directly into either Okanagan Lake or local streams untreated. The sanitary sewer system is directed to the City's Wastewater Treatment Facility and is treated before being released into the lake.

Residents are encouraged to drain their pools and hot tubs to a dry area on their property over a long period of time, making sure the water stays on the property. Water must not be drained onto public parkland, natural areas or adjacent properties - residents may be liable for any damages caused by the water.

If water must be drained into the storm sewer system, the water must be dechlorinated. This includes salt-water pools as they contain chlorine. In addition, residents with salt-water pools should drain the water into the sanitary sewer system.

Residents should contact the City's Water Quality department before draining their pool or hot tub to make sure they are draining into the correct system. Staff may come to check the level of chlorine in the water being discharged into the storm drain or sewer. Residents must discharge at a low flow rate and cease if it starts raining.

Please note, that ponds, fountains and other water features should be drained according to the same procedure as a pool or hot tub. This is due to sediment and wastes that can be found in the water that may be hazardous to our lake and streams.



Storm Drain

Improper discharge of water can result in a fine of up to \$2,000.

For general information please call: 250 469-8887

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PART 11 - PRIVATE SWIMMING POOLS

11.1 Permits

11.1.1 No person shall construct a swimming pool on any lot without first obtaining a building permit to do so.

11.2 Drawings

11.2.1 Every application for construction of a swimming pool shall be accompanied by a plan showing:

- (a) the location of the proposed pool in relation to all existing buildings on the premises and the property boundaries;
- (b) the location of the accessory building housing the pool equipment in relation to all existing buildings on the premises and the property boundaries;
- (c) the type of construction;
- (d) the water supply and proposed method of drainage; and
- (e) the proposed method of fencing.

11.3 Fencing

11.3.1 The owner or occupier of lands on which a swimming pool is to be constructed shall provide fencing or equivalent barrier from grade of not less than one point zero seven metres (1.07 m) in height, with any openings through or under said fence or barrier to be of a size as to prevent the passage of a spherical object having a diameter of ten centimetres (10 cm). The fence or barrier shall be designed so that no member, attachment or opening located between ten centimetres (10 cm) and ninety centimetres (90 cm) above grade will facilitate climbing. Access to the pool, other than through a dwelling unit, shall be equipped with a self-closing gate or door designed to return to a locked position when not in use and secured by a spring lock located on the pool side of the fence at least ninety centimeters (90 cm) above grade. Consolidated Bylaw No. 7245 – Page 21.

11.3.2 Pools one point zero seven metres (1.07 m) or more above surrounding ground shall only be required to enclose the ladder or other access points to the pool by a fence conforming to the requirements of Section 11.3.1 of this bylaw.

11.3.3 Chain link fencing may be used for a pool enclosure provided the openings do not exceed five centimetres (5 cm).

11.3.4 The owner or occupier of any property on which the swimming pool is situated shall maintain the required fence and gate in good repair at all times.

BL8279 replaced sub-section 11.3.5 with the following:

11.3.5 Fences or barriers for swimming pools are not required on properties zoned Agricultural or Rural Residential, as established by the "City of Kelowna Zoning Bylaw, No. 12375", where the pool is located forty-five metres (45 m) or more from the nearest property line.

11.4 Piping

11.4.1 All piping shall be installed to an acceptable standard for piping and fittings.

11.4.2 Where piping of fixtures drain to interceptors that are connected to a sewage system, such interceptors and water piping for filling pools with potable water shall be plumbed to a standard equal to the Province of British Columbia Plumbing Code for house plumbing.

11.5 Filling

11.5.1 No pool shall be filled until all requirements of Section 11.3.1 of this Bylaw have been met.

11.6 Draining

11.6.1 Prior to draining or backwashing of a pool, approval must be obtained from the City Public Operations Department when water will be discharged on City streets or public property.