



City of Marietta

Swimming Pool Construction and Permitting Guidelines

01.05.2026

INTRODUCTION

- The intent of this document is to reasonably inform our citizens, designers, developers, and contractors of the codes and laws related to both inground and above ground pool construction in effect within the City and to communicate the rules, regulations, policies, and procedures for safe and code compliant pool construction.

CURRENT DESIGN AND CONSTRUCTION CODES

Residential

- International Residential Code, 2024 Edition, with Georgia Amendments
- International Plumbing Code, 2024 Edition, with Georgia Amendments
- International Mechanical Code, 2024 Edition, with Georgia Amendments
- International Fuel Gas Code, 2024 Edition, with Georgia Amendments
- National Electrical Code, 2023 Edition, with Georgia Amendments
- International Energy Conservation Code, 2015 Edition, with Georgia Amendments
- International Swimming Pool and Spa Code, 2024 Edition, with Georgia Amendments
- Rules of the Department of Public Health for On-site Sewage Management Systems {511-3-1}

Commercial

- International Building Code, 2024 Edition, with Georgia Amendments
- International Plumbing Code, 2024 Edition, with Georgia Amendments
- International Mechanical Code, 2024 Edition, with Georgia Amendments
- International Fuel Gas Code, 2024 Edition, with Georgia Amendments
- National Electrical Code, 2023 Edition, with Georgia Amendments
- International Energy Conservation Code, 2015 Edition, with Georgia Amendments
- International Swimming Pool and Spa Code, 2024 Edition, with Georgia Amendments
- Cobb County Board of Health Rules and Regulations for Swimming Pools

GENERAL GUIDELINES

- Most all City residential districts allow swimming pools; however private pools located in subdivisions are normally subject to restrictions imposed by covenants or subdivision regulatory committees.
- Approval by an HOA or Cobb County Environmental Health (CCEH) does not authorize proceeding with pool construction without first having a City of Marietta issued swimming pool building permit on site.
- All pools governed by HOAs will require CCEH approval prior to submittal for permit.
- Pools and other accessory structures, such as cabanas, bath houses, equipment shelters, etc., must maintain a ten-foot (10') setback from side or rear property lines. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.

GENERAL GUIDELINES (cont.)

- All accessory structures such as cabanas, bath houses, etc. must be permitted separately.
- Chemically treated pool water cannot discharge into any street, storm sewer, drainage area, creek, lake or other waterway, or adjoining property, by authority of the City and State EPD regulations.
- If associated dwelling is on a septic system, approval of plans from CCEH is required *before* submitting for City of Marietta permit.
- CCEH must inspect concealed pool plumbing prior to covering and approve the finished construction of the pool and bathhouse before a swimming pool operational permit can be issued by the health department.
- No pool or associated structure shall be located upon any easement, such as a drainage easement or sewer easement.
- All retaining walls not attached to pool foundation walls will require separate permits. Any wall over 4 feet, as measured from the base of the footing, will require engineered plans.
- Any pool directly connected to a potable water supply will require backflow protection per International Plumbing Code Section 608.

PERMIT SUBMITTAL REQUIREMENTS

- Copy of Contractor driver's license
- Copy of Contractor business license
- Copy of Pool Construction details
- Site plan:
 1. All commercial applications will require a site plan from a Design Professional (Professional Engineer, Registered Land Surveyor, or Landscape Architect)
 2. Residential applications may require a Design Professional at the discretion of the Building Official or his designee.
- All site plans must include, at a minimum, the following:
 1. North arrow
 2. Scale (between 1"=50' to 1"=10' based on lot size)
 3. Address of property
 4. Name of current owner
 5. Property Lines
 6. Building setback lines
 7. Easements
 8. Existing structures and proposed pool and appurtenances
 9. FIRM panel and in/out floodplain statement
 10. Location of any streams and associated buffers and/or zoning setbacks
 11. Limits of disturbance
 12. Erosion and sediment control BMPs.
 13. Spot elevations
 14. Water line and sanitary sewer locations (If pool is connected to sanitary sewer, location must be noted on plans)

NOTE: Electrical permit associated with pool permit required to be issued prior to issuance of pool permit.

CONSTRUCTION GUIDELINES

- Contractor is responsible for installing and maintaining safety barriers to pool excavation per OSHA Standard 1926.652
- Copies of all permits and stamped, *approved* plans are required onsite.
- **A Pool Steel** inspection is required for all inground pools using reinforcing steel construction.
- Pools utilizing liners may require both *Footing* and *Foundation Wall* inspections.
- Concealed piping is required to be inspected prior to covering. (ISPSC 302.4)
- Tests on water piping systems shall use water (25psi) and not compressed air. (ISPSC 302.7)
- The *Plumbing Underslab* inspection is used for scheduling *piping* inspection.
- The *Pool Bonding* inspection is required to verify pool perimeter, reinforcement steel (where applicable), lighting, ladders, and all other metal equipment are connected together with approved pressure connectors into a common bonding grid with a minimum #8 solid copper conductor. (NFPA 70 Article 680.26).
- Contractor may schedule *Pool Steel*, *Pool Underslab* and *Pool Bonding* on same day.
- All gas line installations will require permitting by licensed professional and require inspections for pressure (15 psi) and depth (18" min.) before covering.
- All buried electrical conductors to be inspected prior to covering. (NEC T300.5)
- Permanent *Pool Fence* and associated barriers must be installed, inspected, and approved prior to filling pool. (ISPSC Section 305)
- Pool Barrier requirements (ISPSC Section 305) can be found using the following link:
<https://up.codes/viewer/georgia/ispsc-2018/chapter/3/general-compliance#305>
- Heated pools are required to have vapor retardant cover unless heated by solar or heat pump.
- *Pool Final* inspection requires pool to be completely full of water, all associated equipment operational, all appurtenances such as steps and ladders, etc. installed, and all grading, landscaping, and other associated sitework completed. *Grading, Zoning, Plumbing, and Electrical Final* inspections must be approved prior to *Pool Final* approval.

INSPECTION SEQUENCING

- For gunite/shotcrete pools, *pool steel* will be first inspection followed by *Plumbing Underslab*, and *Pool Bonding*. Contractor may schedule all three for same day if ready.
- Vinyl liner pools may require both *Footing* and *Foundation Wall* inspections (where applicable) followed by *Plumbing Underslab* and *Pool Bonding*. If pool is connected to either sanitary sewer or septic system, schedule *Plumb Sewer* inspection before covering.
- Gas lines must be permitted by either a licensed plumbing or mechanical contractor and be inspected under test pressure (15psi) using *Gas Test* inspection before covering.
- All underground electrical conductors shall be inspected using *Electric Ditch cover* inspection.
- *Pool Fence* inspection shall be scheduled prior to filling pool when all required barriers and alarms are in place.
- *Grading, Zoning, Plumbing, and Electric Final* inspections can be scheduled on same day if desired.
- *Pool Final* inspection can be scheduled when all previous inspections have been approved, and vapor barrier (if applicable) for heated pools is in place.

**GUNITE
SHOTCRETE**

VINYL LINER

POOL STEEL

FOOTING

**FOUNDATION
WALL**

**PLUMBING
UNDERSLAB**

**PLUMBING
SEWER**

POOL BONDING

**GAS LINE COVER
PRESSURE TEST**

**ELECT. DITCH
COVER**

**POOL FENCE
(PRIOR TO FILL)**

**GRADING AND
ZONING FINALS**

**ELECT. AND
PLUMB FINALS**

POOL FINAL