Swimming Pool Builders: - Swimming Pool Builders or Owner-Builders?

by Microcell Systems

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So you have a little knowledge about construction, maybe did a couple of decent sized projects around your house. But are you really ready, and more importantly, able and qualified to build your own pool?

Swimming Pool Builders canâ€™t understand why anyone would take on a project of this magnitude and complexity, and knowing the skill sets involved in doing the job properly. A pool is not inexpensive and is also a permanent structure and not something that you can easily switch out if you are not happy with the outcome. There is also a huge issue of liability to consider that is assumed by pool builders when they are contracted to do your work. Letâ€™s go over the requirements and responsibilities that owner-builders assume when they do not use qualified pool builders.

What exactly is an owner-builder? It is the person that owns the property that the pool will be on and acts as their own general contractor for building their pool, and either does the work themselves or has employees or subcontractors working on the project, instead of hiring professional pool builders to oversee the whole process.

Pool builders want you to know that when you apply for and receive a pool building permit as an owner-builder, you assume full responsibility for all the different phases of your pool project. You must pull all appropriate building permits and your pool project must pass codes and building inspections required by your state contractorsâ€™ board.

As an owner-builder, you need to make sure that you know the time and energy that you are going to spend managing your pool project. You will need to order your building materials and equipment, quite often at a more expensive price than pool builders pay, and make sure that all suppliers and vendors are paid on time. You also need to plan to be on your pool project at all times, overseeing the subcontractors and their workers, making sure that there are no mistakes and everything is done to plan. That would mean that you should also have the expertise to make this evaluation, something pool builders do on a daily basis. If you do not have the knowledge or expertise, you might be faced with some very costly mistakes.

Are you ready to become an â€œemployerâ€•? Thatâ€™s exactly what you will be if you use anyone other licensed subcontractors or immediate members of your family to build your pool, instead of hiring certified pool builders to handle everything. As an employer, you assume the responsibility of registering with the state and federal governments and are required to follow your state and federal income tax withholding requirements, as well as federal social security taxes, workers' compensation insurance, disability insurance costs, and unemployment compensation contributions. Most owner-builders are not aware of that they will be recognized as an employer in the eyes of State and Federal governments, and therefore donâ€™t realize that there are penalties for not following their guidelines and requirements.

Last, but certainly not least, there is a large amount of the liability that you assume when you are an owner-builder and do not use reputable pool builders. You may be subject to liens on your property if any of your suppliers or contractors is not paid on time. Also, if a worker is injured on your job and your subcontractors donâ€™t have the proper insurance or are not licensed, you are leaving yourself open for lawsuits.

All in all, there is really no benefit of being an owner-builder and not using reputable pool builders.

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