

Swimming Pool , Spa and Hot Tub Guide

The following information was compiled as a guide for residents who wish to construct a private pool, spa or hot tub. Pools greater than 24" in depth require a permit. In order to obtain a permit two sets of plans must be submitted for review. The plans are not required to be of architectural quality, but must provide enough information to determine that all construction will be built to minimum code standards. *The drawings must include the following information:*

- Manufacturers make, model, and type if pre-manufactured
- Professional Engineer sealed soils letter (In-ground Pool only)
- Reinforcing steel placement, steel diameter and steel specifications (bonding locations)
- Location, types of material, and height of access barriers
- Circulation equipment and location
- Drainage system
- Audible warning system if utilized
- Cross sectional view of the pool illustrating wall slope, floor slope and depth
- Diving board system
- A completed plot plan including a north arrow, property lines and all known utility easements. (sewer lateral), site drainage, locations and specifications of decking, pool stairs, steps, ladders, handrails, etc. and all existing structures on the same property. Including any overhead power lines.

Typically, the more detailed a plan is, the faster we can issue a permit with little or no delay. The following is a list of common code requirements to keep in mind while drawing your plans.

- City permit approval *Does Not* constitute subdivision approval. Please contact the H.O.A. for your subdivision for any requirements
- All construction must meet or exceed the requirements of the 2015 International Residential Code and the 2014 NEC Electrical Code. All in-ground pools shall be remediated of all high plastic soil.
- Stormwater/Property Drainage shall be considered during project design and shall remain compliant with approved subdivision grading plans or as approved by the City Engineer. Silt control is required until vegetation is established.
- All walls of any pool shall not be less than 5' from a side property line and 5' from any rear property line. They cannot be located in an easement. Minimum setback requirements for in-ground pools are determined by the zoning of the property.
- A GFCI receptacle providing power for the pump motor shall be permitted between 6' and 10' from the inside wall of the pool. This must be a single receptacle of the locking and grounding type, with a weatherproof in-use cover. Cords supplying equipment shall be no longer than 3'.
- On a permanently installed pool, provide at least one 125 volt 15 or 20 amp receptacle on a general-purpose branch circuit a minimum of 10' and no more than 20' from the inside wall of the pool. This receptacle shall not be located more than 6'.6" above the floor, platform, or grade level serving the pool. All receptacles within 20' of the pool are to be GFCI protected.
- The minimum turn over rate for water circulation is once every 12 hours.
- All metallic parts within 5' of the pool, i.e. handrails, lights, ladders and pool frame are to be bonded to a common bonding grid with a solid copper conductor not smaller than #8.

- Overhead electrical lines must not be located above the pool and the area extending 10' horizontally from the inside walls of the pool. Underground wiring must not be located under the pool or within the area of 5' from the inside of the pool wall.
- All pools are required to have a barrier/fence of at least 48" in height, measured from finished grade. If the fence is a scalloped style the lowest point of the scallop must be at least 48". The maximum vertical clearance between finish grade and the bottom of the barrier shall be 2".
- If the residence is going to serve as part of this barrier, then **one** of the three following options must be installed. **1.** Any door from the residence with direct access to the pool must be equipped with an approved alarm. **2.** All doors with direct access to the pool through that wall shall be self-closing and latching with the latch located a minimum of 54" above the floor space. **3.** The pool shall be equipped with an approved power safety cover.
- Where the wall of an above ground pool is used as a barrier and the means of access is a fixed or removable ladder, the ladder must be surrounded by an approved barrier. A removable ladder will not constitute an acceptable alternative.
- Openings in the barrier shall not exceed 4". Additional restrictions may apply– check with the building department if you have questions regarding barriers.
- Maximum mesh size for chain link fences shall be a 1 1/4" square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4".
- All gates must swing out away from the pool and be self-closing and latching and be equipped to accommodate a locking device. Where the latch release is located less than 54" from the bottom of the gate then it must be located on the pool side of the gate at least 3" below the top of the gate and the gate and barrier shall not have an opening greater than 1/2" within 18" of the latch release.

This brochure may not provide all the guidance you need for your projects. The plan reviewer may determine that unusual circumstances dictate the need for additional information. In order to help you with your design a sample plan is included.

Inspections must be scheduled 24 hours in advance, by going on-line to request an inspection or call our office at (636) 327-5101.

Follow these steps for inspection scheduling.

1. **In-ground**-schedule a footing/hole inspection (to verify location and soil conditions) once yard is leveled at pool location. Provide engineers certification of soil conditions at this time. **Above ground** pools require a locate inspection (string or spray paint) of area intended for pool location.
2. If you are installing an in-ground pool schedule a rough plumbing, bonding, and ground electric inspection. (Prior to any concrete being poured)
3. Schedule a final inspection when the project is complete.

SPAS & HOT TUBS without an approved barrier must have a lockable safety cover meeting ASTM F 1346 requirements.

NOTE: Temporary construction fencing must be installed prior to filling the pool and shall be maintained until a permanent enclosures installed.

NO pool shall be used until the permanent enclosure is installed and final approval is granted by the city.

Questions? Please call the Building Division at (636) 327-5101

