



Guide to Swimming Pools and Spas

The legal definition of a swimming pool is broad and covers many types of pools. This document shall serve to provide guidance as to what is a very lengthy and detailed set of requirements for those residents who wish to pools and or hot tub/spas, whether above or below ground. It is ultimately the resident's responsibility to comply with all aspects of the code. Sections 150.050 – 150.058 provide the complete language on pools and their requirements.

Swimming Pool - *Any* structure, bathing chamber, or tank including but not limited to above and below ground swimming pools, hot tubs, or spas, used for swimming or bathing, over 24 inches in depth, or with a surface area of more than 150 square feet, that is constructed above or below ground.

Permit Requirements

- A **swimming pool permit** is required for the construction of or the alteration, remodeling, or addition of any improvement to a below grade swimming pool.
- A **building permit** is required for any pump house, filter house, or any structure erected in conjunction with a swimming pool
- A **mechanical permit** is required for installation of a heater for any pools, hot tubs, or spas.
- An **electrical permit** is required for all direct/hard wired pools, hot tubs, spas or any other electrical components.
- A **zoning permit** is required for all above grade pools, including but not limited to hot tubs, and spas, as well as all fences constructed, per the defined safety requirements in Section 150.072(E).

Safety Requirements – detailed list within section 150.053

- All pools and spas must be provided with safeguards to prevent children from gaining uncontrollable access. Safeguards must include a fence at least 6 feet in height designed to reasonably prevent uncontrolled access by children. Certain exceptions may be made for some above ground pools and spas.
- All fence openings or points of entry into the pool area enclosure must be equipped with a gate, and all gates must be equipped with self-closing and self-latching devices placed so as to be inaccessible to small children. The gates must be locked at all times when the pool is not in direct use.
- Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.
- Spas or hot tubs with a safety cover which comply with ASTM F1346 (per Section 303 of the International Property Maintenance Code (2018) are exempt from fencing requirements.
- Above ground pools with sides or attached fences which are four (4) feet in height around the entire circumference, insurmountable, with an access ladder or steps capable of being secured, locked, removed, or otherwise protected to prevent access, shall require a fence of no less than four (4) feet

Examples of swimming pools under this section



Location Requirements

- No part of a swimming pool, hot tub or spa shall be located closer than ten (10 feet), as measured from the ground surface to any overhead or underground utility line of any type.
- R-1 and R-2 Districts. No part of a swimming pool, hot tub, or spa shall be located within ten (10) feet of any side or rear lot line; nor within ten (10) feet of any principal structure or frost footing. No swimming pool, hot tub, or spa may be located in the front yard of any property. The filter unit, pump, heating unit, and any other mechanical equipment shall be located not less than twenty-five (25) feet from any adjacent or nearby neighboring residential structure dwelling and not closer than ten (10) feet to any lot line.
- R-1A Districts. Swimming pools, hot tubs, or spas located in R-1A Districts shall comply with the setback requirements of Chapter 152, the Zoning Code.
- R-3 and R-4 Districts. No part of a swimming pool, hot tub, or spa shall be located within fifty (50) feet of any side or rear lot line; nor within ten (10) feet of any principal structure or frost footing. No swimming pool, hot tub, or spa shall be located in the front yard (as defined in the Zoning Chapter) of any multiple dwelling. The filter unit, pump, heating unit, and any other mechanical equipment shall be located at least fifty (50) feet from any adjacent or nearby residential structure and not closer than forty (40) feet to any lot line.

Lighting Requirements

- Lighting used in connection with swimming pools must be adjusted in a manner as to not interfere with the reasonable use of adjacent property.

Discharge of Pool Water

- No person shall discharge or cause to be discharged into the municipal storm drain system any pool, hot tub, or spa water unless dechlorinated to less than one (1) ppm of chlorine.

Examples of correct configurations:



Examples of incorrect configurations, which would be identified in required pool permit:

