



POOLS & SPAS

Installation and Demolition Criteria

- Pools are defined as any enclosure, above or below grade, having a water surface area exceeding one hundred (100) square feet and a depth greater than eighteen (18) inches at any point.
- Pools and spas shall not be constructed, excavated, erected, or demolished without obtaining a building/zoning permit.
- The application for a permit needs to include the type and size of pool and a site plan indicating the location of the following: proposed pool, house, garage, fencing, filter unit, pump, water heating unit and wiring, structures on adjacent lots, back-flush and drainage outlets, proposed decking, landscaping, existing overhead or underground wiring, utility easements, trees, and similar features.
- The following inspections are mandatory prior to filling the pool with water:
 - ✓ Verify setback requirements.
 - ✓ Footing inspection before placement of concrete.
 - ✓ Compliance with the fencing requirements.
 - ✓ Electrical inspections.
- Swimming pools, including their surrounding aprons and decks, must meet the established accessory structure setbacks of the zoning district that the property is located in.
- Pools and decking cannot be within six feet of any principal structure or frost footing (i.e., deck).
- Pools cannot be located within any easement or required front yard.
- Filter unit, pump, heating unit, and any other noise-making mechanical equipment must be located at least twenty-five feet (25') from any adjacent or nearby residential structure and not closer than eight feet (8') to any lot line.
- Pools cannot be located within eighteen feet (18') of any utility lines that are above ground, and no closer than five feet (5') horizontally from underground utility lines. Diving platforms must be a minimum of fourteen feet (14') from above ground utility lines.
- Swimming pools are required to be enclosed with fencing at least four feet high and not exceeding six feet high, to prevent uncontrolled entrance of all persons. The fence must have a self-closing and self-latching gate with provisions for locking and be completely installed prior to filling the pool. Where the combined heights of the pool and deck/railing is four feet (4') or greater above grade and access points to the pool are provided with self-closing, self-latching, lockable gates, a separate fence is not be required.
- Swimming pool safety rope and floats must be maintained to separate and designate deep water.

- Swimming pool lighting must be directed toward the pool and not toward adjacent property.
- All access for construction must be over the owner's land. The owner is liable for damages caused to any public or private property. Back-flush water or water from pool drainage must be directed onto the owner's property or into approved public drainageways.
- Pool water needs to be maintained in a suitable manner to avoid health hazards of any type.
- Pool demolition inspections include a pre-back fill and final inspection.
- All non-concrete material must be removed from the site and properly disposed of.
- Concrete shall be crushed to a size to assure no future soil settling occurs.
- Backfill shall be properly compacted to re-establish proper grade drainage.

NOTE: The information contained in this handout is taken from Title 9, Chapter 11 of the City Code.