POOLS & SPAS
Installation and Demolition Criteria

➢ Pools are defined as any enclosure, above or below grade, having a water surface area exceeding 100 square feet and a depth greater than 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.

➢ In-ground pools must remain 48 inches away from frost protected footings.

➢ 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 25 feet from any adjacent or nearby residential structure and not closer than 8 feet to any lot line.

➢ Pools cannot be located within 10 feet of any utility lines that are above ground, and no closer than 5 feet horizontally from underground utility lines. Diving platforms must be a minimum of 14 feet from above ground utility lines.

➢ Swimming pools are required to be enclosed with fencing at least 4 feet high and not exceeding 6 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 4 feet 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.