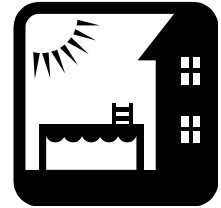


Pools

Summary Guide

Is a permit required?

Work permits are required for all outdoor pools or hot tubs more than 24" in depth and all indoor pools regardless of depth. Barrier requirements must also be met as per **APPENDIX G** of the 2012 International Residential Code, listed below.



GUIDELINES

No excavation will be started until a building permit has been obtained. Inspections are performed during construction and will be performed within 24 hours from the time of the inspection request. Swimming pools and landscape features with water greater than two (2) ft. in depth are allowed in the rear or side yard at least five (5) ft. from the property line and at least twenty (20) ft. from the primary structure on any adjoining lot.

Application requirements are as follows:

- Completed application by licensed contractor and site plan showing:
- Property address and property lines
- All easements on the property
- Location of all permanent structures
- The location of the pool decking or patio around the pool including distance from all property lines (min 5 ft.) and homes on adjoining lots (pool must be min of 20 ft. away)
- Location of underground and or overhead electrical lines
- Location and height of required fence (min 4 ft.) and secured gate - see Fence Summary Guide for new fence installation.
- **NOTE:** Plans should be drawn to scale; ¼" per foot for the building plans and 1" = 20' or 1" = 30' for the site plan are normal.



In a Historic District?

Any pool, hot tub or fence proposed on a property in the Historic District requires a *Certificate of Appropriateness*.

For further information on details in historic districts, please contact the Preservation Office: (816) 439-4537.

APPENDIX G

830 2012 INTERNATIONAL RESIDENTIAL CODE®

AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48" (1219 mm) above *grade* measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

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3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 3/4" (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4" (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4" (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 2 1/4" (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4" (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 3/4" (44 mm).
8. Access gates shall comply with the requirements of Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - 8.1 The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
 - 8.2 The gate and barrier shall have no opening larger than 1/2 inch (12.7 mm) within 18 inches (457mm) of the release mechanism.
9. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:
 - 9.1 The pool shall be equipped with a powered safety cover in compliance with ASTM F1346;
 - 9.2 Doors with direct access to the pool through that wall shall be **equipped with an alarm** which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - 9.3 Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described herein.
10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
 - 10.1 The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - 10.2 The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch diameter (102 mm) sphere.

AG105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Item 9 of Section AG105.2.

AG105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

AG105.5 Barrier exceptions. Residential swimming pools, spas or hot tubs with a safety cover which comply with ASTM F 1346 shall be exempt from the provisions of this appendix.