



## **RESIDENTIAL SWIMMING POOLS, HOT TUBS, & SPAS**

Includes requirements for both above-ground and in-ground swimming pools

### **Permit requirements:**

- A permit is required for in-ground pools, above-ground pools, hot tubs and spas. Above-ground wading pools 24" or less in height and not connected to a circulation system do not require a permit.
- **Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a power safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7 of the 2021 ISPSC.**

### **Fence requirements:**

- 48" high minimum above grade measured on the side which faces AWAY from the pool
- 2" maximum clearance between the bottom of the fence and the ground on a non-solid surface, such as grass or gravel
- 4" maximum clearance between the bottom of the fence and a solid surface, such as concrete
- 4" maximum spacing of pickets (4" sphere cannot pass thru & no horizontal pickets **OR**)
- 1 ¾" maximum spacing of pickets IF there are horizontal supports (or decorative horizontals) closer than 45" apart (and the horizontals must then be on the poolside of the fence)
- 2 ¼" maximum mesh size for chain link fences
- 1 ¾" maximum spacing if there are diagonal members (lattice-type fence).

### **Back wall of house requirements (2021 ISPSC):**

If the back wall of the house (or another wall) serves as part of the "barrier fence" around the pool, then **ONE** of the following must be done:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches (1372 mm) or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.
2. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.
3. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

### **Gate requirements:**

- All size requirements of the fence apply
- Gate must open OUTWARD away from the pool
- Gate must be self-closing and self-latching
- Self-latching device must be HIGHER than 54" from grade on exterior side (or special req's would then apply).

### **Above-ground pools 48" or higher (Above req's for barrier, gates, & door alarms DO NOT APPLY).**

- Measured on the outside around the pool, the pool wall itself must be 48" high, and not climb-able.
- Ladder must be easily remove-able or must have a lockable cover to prevent access by small children.

### **Location requirements of the pool itself for both in-ground and above-ground pools:**

Must be in the back half of the lot (but it need not be more than 75' from the front property line).