

Swimming Pools & Hot Tubs

Permit Requirements

A Permit is required if the pool or hot tub is over 24 inches deep and exceeds 5,000 gallons. When containing more than 3,000 gallons or with a water depth of 3 ½ feet or more, all requirements on this information sheet are applicable.

Setback Requirements

Private outdoor residential pools and hot tubs are permitted as an accessory use within the rear yard of the property. The size and location must meet zoning and setback requirements for that jurisdiction. State setback requirements from pool to well, septic or drain field systems are as follows:

- Above ground: 3 feet from well, 10 feet from septic tank and 10 feet from drain field
- Below ground: 20 feet from well, 10 feet from septic tank and 20 feet from drain field

In most jurisdictions *typical setback distances are: Verify these in your jurisdiction.*

- 10 feet to street or alley right-of-way or required side yard setback whichever is greater
- 10 feet to property line for all pools and hot tubs
- 4 feet to any building on the same lot
- Mechanical apparatus shall be 30 feet to adjacent property structure and 5 feet to any lot line
- Pools and hot tubs cannot be located in a public easement or under overhead electrical lines

Fencing Requirements

A non-climbable security fence of at least 4 feet in height shall completely enclose the pool area. The gates shall be of a self-closing and self-latching type, with the latch on the inside of the gate, not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use. Above ground pools exceeding 3 ½ feet in height may provide a removable ladder in lieu of these fencing requirements.

Hot tubs must be secured either by the same fencing requirements for a swimming pool, or they shall have a locked cover when the hot tub is not in use.

Lighting

Lighting for the pool and hot tub shall be oriented so as not to cast light onto adjacent properties.

Inspection Requirements

- Site inspection to check location and setback distances
- Manufacture installation instructions must be provided for inspection
- Electrical inspection by State Electrical Inspector when electrical power is provided to mechanical apparatus (separate permit required).
- Final inspection to check for proper installation according to manufactures' installation requirements, safety and approval of State Electrical Inspector.

