

## Swimming Pools, Hot Tubs, and Spas

Appendix G IRC 2003

### Frequently Asked Questions:

#### *Do I need a permit?*

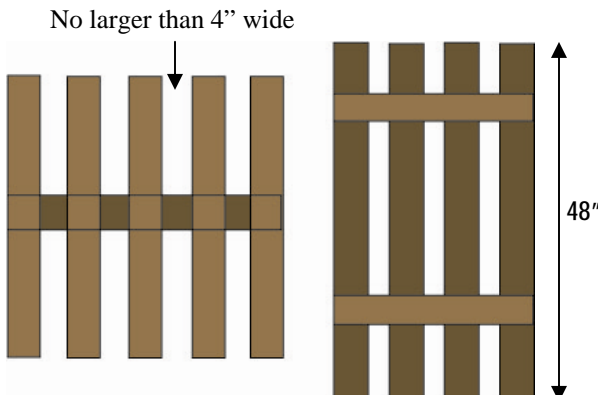
Yes, if it is intended for swimming or recreational bathing and contains water over 24 inches deep

#### *Do I need a fence?*

(Section AG105)

Yes - barriers such as fences and walls are required for pools containing over 24 inches of water. The pool area must be completely contained within these barriers. The specific requirements are as follows:

- The top of the barrier must be at least **48"** tall on side facing away from pool. Above ground pools with minimum 48" tall sidewalls can serve as the barrier.
- Openings in the barrier cannot allow passage of a **4"** sphere



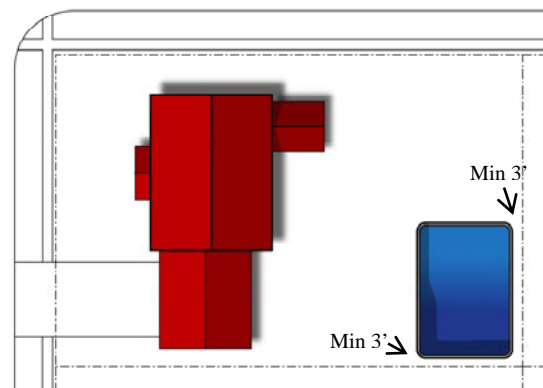
- Any door, within a wall or barrier, with direct access to the pool area must be alarmed
- Any ladders or steps must be secured or removed to prevent access when not in use

#### *Are there specific location requirements for my pool, hot tub, or spa?*

(Section 2.04(e) O'Fallon zoning code of ordinances 1998)

Yes - Pools, Hot Tubs, and Spas are referred to as Accessory Structures. This means they must meet the zoning requirements of the area where they will be located. Refer to diagrams on back for more information.

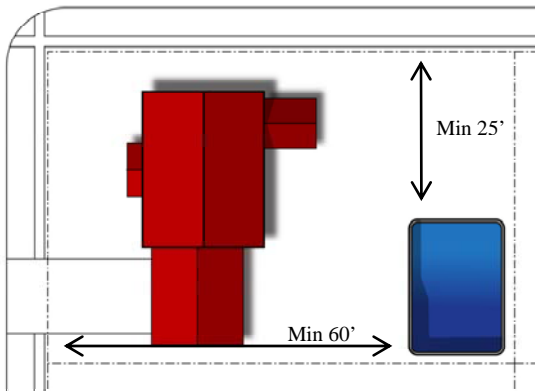
- Minimum distance to side or rear property line is **3 feet**.
- Verify overhead power lines



- Maximum lot coverage of all structures covering the lot is **25% - 30%, depending on zone district.**

Lot Size: 7500 sq. ft.  
 House area: 1,400 sq. ft.  
 → 18.6% of lot is covered  
 Pool area can be up to 850 sq. ft.

- Minimum distance from the front property line is **60 feet** and **25 feet** from the side *street* property line.



### *Is there anything else I should know?*

(Section 680-1 NEC 1999)

Yes – There are also special electrical requirements that are very important. Please consult a qualified electrician for the full wiring safety techniques.

- All metal parts in proximity of the pool must be bonded
- Underground conduits and wires have location depth and material type of restrictions
- Equipment cords have specially designed lengths, plugs and receptacles types for wet locations
- Grounding is required between the service panel and the pool equipment
- Lighting and Landscape fixtures may require extra protection

Be sure to check with local ordinances for additional specific regulations. If you have any questions or doubts regarding electrical requirements please consult a qualified electrician.

### *What is the next step?*

Complete and submit your permit application with site plan. This can be obtained at City Hall.

**PLEASE NOTE:** These guidelines are not a comprehensive presentation of all the ordinances involved in placing, erecting, or constructing a pool, hot tub, or spa.

If you have questions or concerns please contact the O'Fallon Planning and Zoning Department at (618) 624-4500 ext. 4