



# Residential Swimming Pools, Hot Tubs and Spas

Planning and Development Services Department, **Building Safety**

**913/895-6225**

[www.opkansas.org](http://www.opkansas.org)

This packet contains general requirements and should not be considered as a complete list of all code requirements. Complete information is available in the codes and ordinances adopted by the city.

## **Permits**

A building permit is required for the construction of all swimming pools that are 24 inches or greater in depth or any swimming pool with a heater, electrical lighting, or a filter system (unless it is a cord and plug).

**Note:** The pool/spa permit includes the required fence enclosure as part of the pool/spa permit. Separate permits will not be issued.

## **Plans**

A complete set of plans must be submitted to the Planning and Development Services Department of City Hall located at 8500 Santa Fe, to obtain a building permit. Provide a plot plan showing the following:

- Proposed pool or spa location - show distances to property lines.
- House and adjacent structures.
- Septic system tanks and lateral lines for lots without public sewers.
- Location of overhead or underground electric lines (provide dimensions from pool or spa).
- Fence or other pool enclosure.
- Provide a deck-framing plan where decks constructed of wood are used for walkways or supporting spas or hot tubs (see *Residential Deck Handout* for requirements).
- Setbacks of deck or pool patio from property lines.

**Note:** For one- & two- family dwellings, the city will provide a copy of the plot plan if it is in microfilm – call 913/895-6243 for plot plan assistance.

## **Pumps and Filter**

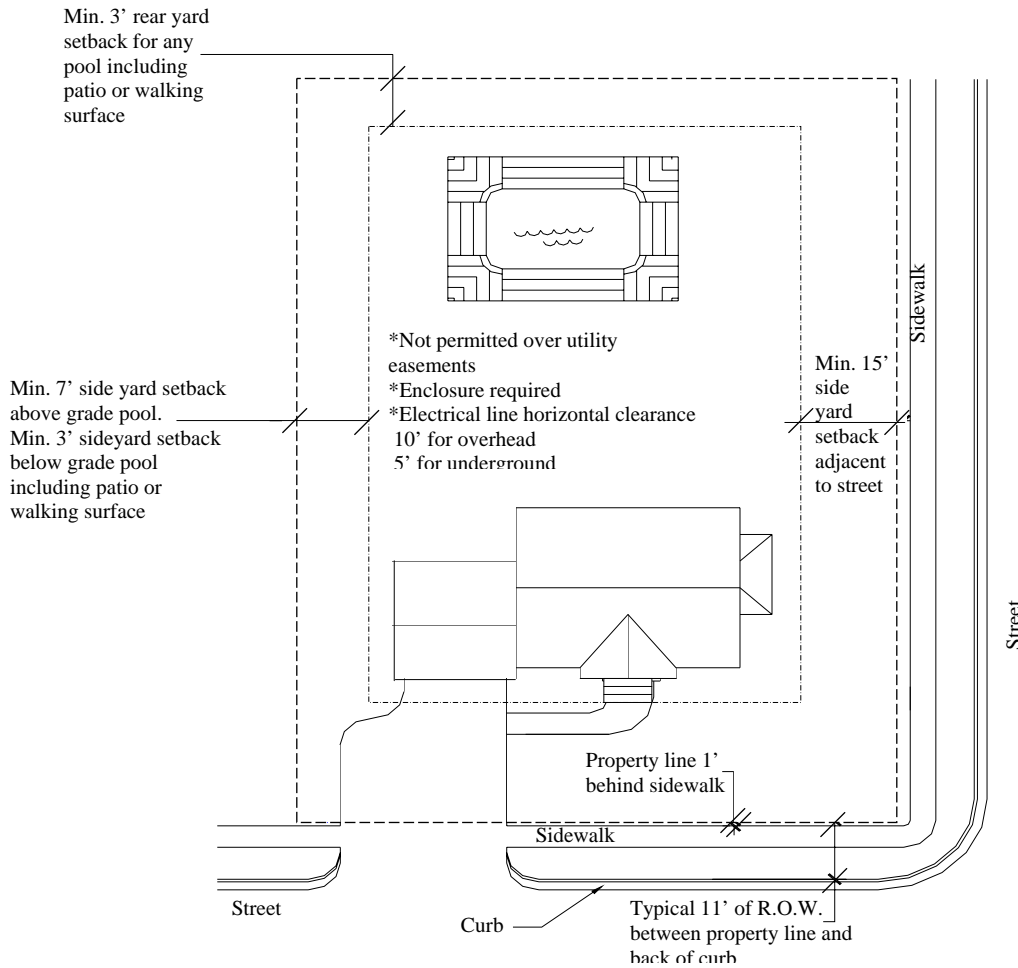
- Pool pump shall be sized to provide a turnover of the pool water at least once every twelve hours.
- Pool and spa pumps shall be listed by a nationally approved testing laboratory. Pumps less than 5HP shall comply with ANSI/UL 1081, “*Standard for Swimming Pool Pumps, Filters and Chlorinators.*”
- Filters shall be capable of maintaining water clarity.

## **Inspections – call 895-6220, option #2**

All work, especially if underground, needs to be inspected prior to coverage or concealment. Inspections will be scheduled for the next workday unless a later date is requested. Call 913/895-6220, option 2, if you have questions regarding inspections. Depending on the type of pool or spa, all of the inspections listed below may not be applicable. **All installations require a final inspection.**

- A bonding inspection is required prior to pouring concrete to verify that all metallic parts of the pool are electrically bonded (connected together) including reinforcing bars in the concrete for the pool walls, bottom and deck; diving boards, ladders, handrails, fixtures for pool lights, electrical conduits and metal fences.
- A gas line inspection is required for any relocated or added gas line. The line must be inspected and tested prior to covering.
- A wet, dry or no-niche luminaire inspection shall be performed prior to filling the pool with water.
- A final inspection must be performed after all work is complete.

**Note:** Certificate of Compliance will be sent to the permit applicant to certify completion of the project and compliance with city code requirements when all work is inspected and approved.



**Setbacks - location on the property**

The following setbacks for pools and fences apply to pools constructed in the R-1, RP-1, R-2 and RP-2 Zoning Districts. Check with the Planning and Development Services Department, 913/895-6217, regarding setback requirements in other zoning districts.

- Pool/deck setbacks include any decking or walkway around the pool/spa.
- Front yard pools/spas are not permitted.

- Side yard
  - a) Patios, pools or similar structures, which are at or below grade, shall have a minimum 3-foot setback for interior side yards including the edge of patio. Decks, spas and pools above grade shall maintain a minimum 7-foot setback.
  - b) Minimum 15-foot setback for side yards adjacent to a street.
- Rear yard
  - a) 3-foot setback for deck surfaces and patios that are less than 30 inches above grade. Decks over 30 inches shall be a minimum 3-feet or 1/3 the height of the deck structure.
  - b) Minimum 20-foot setback if adjacent to a street.
- Easements - pool/spa and deck shall not be located over a utility easement and cannot be placed in a platted landscape easement.

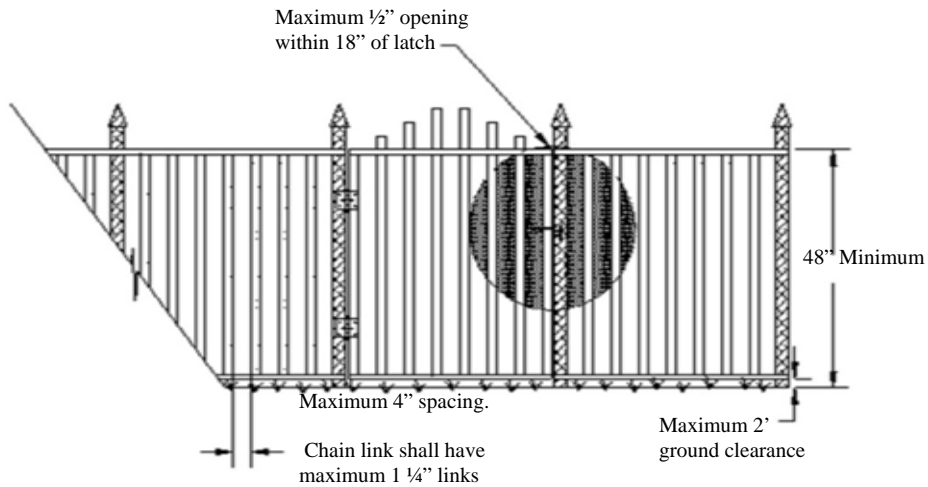
### **Accessory structures**

Solid or membrane covers including shade structures shall meet the setback requirements for accessory structures – separate plans are required.

### **Enclosures**

To restrict access by children to the pool, spa or hot tub, a barrier must be constructed to surround the pool, spa or hot tub.

- Fence
  - a) The height of the fence must be at least 4 feet (measured from the adjacent ground level to the top of the fence on the side that faces away from the pool) - maximum height 8 feet.
  - b) Ground clearance between the fence and finished ground level shall not exceed 2 inches.
  - c) Openings in the fence shall not allow passage of a 4-inch diameter sphere.
  - d) Where the fence is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4 inches width.
  - e) Where the fence is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches.
  - f) Fence enclosures shall also comply with the city requirements for fences (see “*Residential Fence Permits*”).
  - g) Some homes associations have special requirements or covenants regarding fence locations and materials. Check with your homes association prior to selecting a fence design.
- Gates
  - a) Gates in the enclosure must swing away from the pool area and be self-closing and self-latching.
  - b) Where the release mechanism is located less than 54 inches from the bottom of the gate, the release mechanism and opening shall comply with the following:
    - The release mechanism shall be located on the poolside of the gate at least 3 inches below the top of the gate.
    - The gate and barrier shall have no opening greater than 1/2 inch within 18 inches of the release mechanism.



- A dwelling unit wall that serves, as part of the barrier shall comply with the following:
  - a) Doors with direct access to the pool through the dwelling unit wall shall be equipped with an alarm which produces an audible warning when the door is opened.
  - b) The alarm shall be listed in accordance with UL 2017.
  - c) The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door is opened and be capable of being heard throughout the house during normal household activities.
  - d) The alarm shall automatically reset under all conditions.
  - e) The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches above the threshold of the door; or
- Other means of equivalent protection, such as self-closing doors with self-latching devices, which are approved by the City of Overland Park, Building Safety Division. Exceptions:
  - a) Ladder - a ladder on aboveground pools is considered as complying with the fence requirements for restriction of access if it is lockable or removable.
  - b) Spa and hot tub cover - spas and hot tubs equipped with a powered safety cover complying with *ASTM F 1346*, as listed in *Section AG107*, shall be exempt from the barrier requirements listed above.

**Building codes**

The pool/spa or hot tub must be constructed in accordance with *Chapter 41* and *Appendix G* of the *2006 International Residential Code (IRC)* and the *2005 National Electric Code (NEC) Article 680*:

- In-ground pools shall be designed and constructed in conformance with *ANSI/NSPI-5*.
- Above-ground pools shall be designed and constructed in conformance with *ANSI/NSPI-4*.
- Permanently installed spas and hot tubs shall be designed and constructed in conformance with *ANSI/NSPI-3*.
- Portable spas and hot tubs shall be designed and constructed in conformance with *ANSI/NSPI-6*.
- Decks and elevated walking surfaces - decks for one- and two- family dwellings shall be designed to support a minimum 40 pounds per square foot live load (see *Residential Decks* for design information). Decks supporting spas or hot tubs shall be designed to support the weight recommended by the manufacturer plus a 40-pound per square foot live load on adjacent deck areas. A plan of the deck is required to verify that adequate support is provided.

- Electrical installations
  - a) All electrical wiring for the pool must be in accordance with *Section Chapter 41 and Appendix G of the 2006 IRC and 2005 NEC Article 680*.
  - b) Clearance from services - residential pools/spas/hot tubs must be located so that there is at least a 10-foot horizontal clearance from the edge of the pool to any overhead power line and at least a 5-foot horizontal clearance from the edge of the pool to any underground electrical wiring.
- Receptacles
  - a) Receptacles that provide power for water-pump motors or other loads directly related to the circulation and sanitation system are allowed to be located between 5 feet and 10 feet from the inside walls of pools, outdoor spas and hot tubs. Receptacles located within the 5-10 feet zone shall be of the grounding type, be GFCI-protected, employ a locking configuration and consist of a single receptacle.
  - b) At least one 125-volt, 15- or 20-ampere receptacle supplied by a general-purpose branch circuit shall be located a minimum of 10 feet from, but not more than 20 feet, from the inside walls of pools, outdoor spas and hot tubs. This receptacle shall be located not more than 6 feet, 6 inches above the floor, platform or grade level serving the pool, spa or hot tub.
  - c) All 125-volt receptacles located within 20 feet of the inside walls of pools and outdoor spas and hot tubs shall be GFCI-protected.
- Underground utility lines - care should be taken when excavating to minimize potential problems with buried gas, water, sewer, and underground electrical lines. Applicants may obtain assistance regarding the location of underground utilities by calling 1-800-DIG-SAFE (1-800-344-7233).