

OUTDOOR RESIDENTIAL SWIMMING POOLS, HOT TUBS, AND SPAS – June 2000
CITY OF OVERLAND PARK – PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
 8500 Santa Fe Drive, Overland Park, Kansas 66212 913-895-6225 FAX 895-5016

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 filter system, heater, or electrical lighting. Hot tubs and spas that are 24 inches or greater in depth are considered to be private swimming pools and will be designated, by their characteristics, as aboveground or below-grade pools. The cost of a building permit is 15 cents per square foot of pool surface area, with a minimum of \$15, and shall include the area of any proposed wood deck. In addition to the building permit, a \$15 plan review fee will be charged.

PLANS A complete set of plans must be submitted to the Planning and Development Services Department of City Hall to obtain a building permit. The plans should include the following information: a plot plan indicating the location of the pool, adjacent structures, setbacks from property lines, and the required enclosure; complete plans and details for the pool; electrical plans and/or specifications; and specifications for the pump and filter for the pool.

SETBACKS/LOCATION ON 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 regarding setback requirements in other zoning districts.

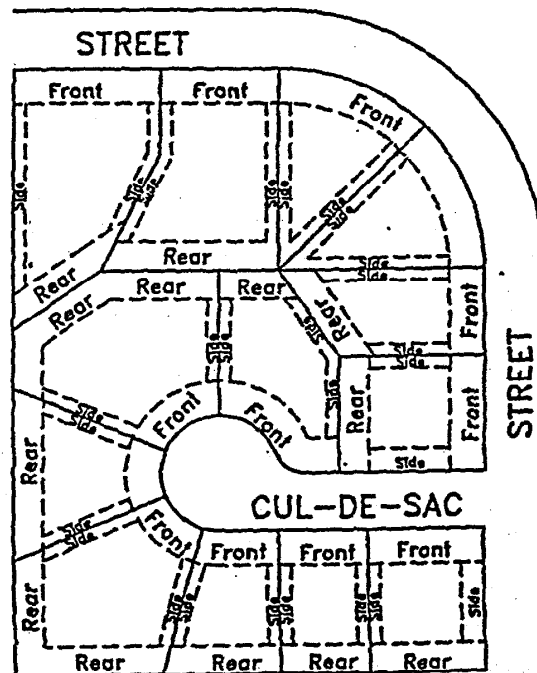
Aboveground pools shall maintain 3-foot setbacks from exterior property lines within the rear yard setback area, the required setback for the residence in the side yard setback area, and 20 feet from any street right-of-way or in front of any building setback line. Pools are not permitted in the front yard.

Below-grade pools shall maintain 6 feet from the pool wall to the interior property lines within the rear yard setback area, the required setback for the residence in the side yard setback area, and 20 feet from any street right-of-way or in front of any building setback line.

Generally, all pools and pool decks must be at least 20 feet from any street right-of-way and cannot be placed in any platted landscape easement.

POOL ENCLOSURE/FENCES To restrict access by children to the pool, spa, or hot tub, an enclosure must be constructed to surround the property or the pool. The enclosure must be at least 4 feet high. Gates in the enclosure must swing away from the pool area and be self-closing and self-latching, with latches placed as described in the adjacent commentary and diagram. Enclosure openings shall not allow the passage of a 4-inch-diameter sphere. Clearance between the enclosure and finished ground level shall not exceed 2 inches. *See the reverse side of this sheet for approved safety cover requirements.*

Some homes associations have special requirements or covenants regarding fence locations and materials. You may want to check with your homes association prior to selecting a fence design.

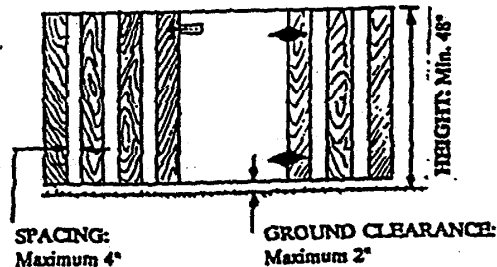


LATCH:

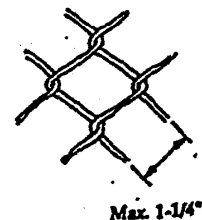
Outside of enclosure - Minimum 54" above ground.
Inside enclosure - Minimum 3" below top of fence;
 no openings more than 1/2" wide within
 18" of the latch.

GATE:

Self-closing, self-latching;
 Must swing away from pool-spa.



CHAIN LINK:



BUILDING CODES The pool must be constructed in accordance with amended Section 421 of the BOCA National Building Code. A filtration system meeting the National Sanitation Foundation Standards shall be deemed to meet the filtration rates of Section 421.6 of the code. The swimming pool and equipment must be constructed so that when the pool and/or filters are drained or back-washed, the water must be discharged to the storm sewer or in a manner that will not create a nuisance to adjoining properties.

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.

Spas and hot tubs located on decks 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 may be required to verify that adequate support is provided.

All electrical wiring for the pool must be in accordance with Section 680 of the National Electrical Code. The pool 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.

Receptacle outlets shall be located at least 10 feet from the inside walls of the pool, spa, or hot tub, except for a single locking- and grounding-type receptacle used for a recirculating pump motor which is permitted not closer than 5 feet. At least one 120-V GFCI receptacle shall be located between 10 and 20 feet of a pool, spa, or hot tub. Spas and hot tubs and associated electrical components shall be protected by GFCIs.

INSPECTIONS All work, especially if underground, needs to be inspected prior to coverage or concealment. Inspections are responded to on a 24-hour basis. To receive an inspection the following workday, you must schedule an inspection before 4 p.m., Monday through Friday.

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 prior to covering and air tested for tightness.

A **wet or dry niche light electrical inspection** should be performed prior to filling the pool with water.

A **final inspection** should be performed after all work is complete.

When all work is inspected and approved, a **Certificate of Compliance** will be sent to the permit applicant to certify completion of the project and compliance with City code requirements.

Approved safety covers: for spas and hot tubs are acceptable alternatives to providing fence enclosures (1996 BNBC Section 421.10.4 Exception 1). Safety cover requirements shall comply with ASTM F 1346. This standard also gives standards for non-safety covers.

General requirements; Manual Safety Covers (MSC):

- ◆ *Fastening mechanism or devices:* To inhibit children under 5 from removing the cover.
- ◆ *Static load:* Capable of supporting 485 pounds if the diameter is 8 feet or more or 275 pounds if less than 8 feet.

Label Requirements (Safety Covers):

- ◆ *Manufacturers identification*
- ◆ *Signal word:* WARNING
- ◆ *Safety Alert Symbol:* Triangle with an exclamation point inside - preceding signal word.
- ◆ *Word message:* AVOID DROWNING RISK – directly under signal word.
- ◆ *Compliance Labeling:* All labels shall note the specific cover classification; Power Safety Cover (PSC) or Manual Safety Cover (MSC).

Label Requirements (Non-Safety Covers):

- ◆ *Manufacturers identification.*
- ◆ *Signal word:* WARNING (Black letters on orange background)
- ◆ *Safety Alert Symbol:* Triangle with an exclamation point inside - preceding signal word (Black triangle with orange exclamation point).
- ◆ *Word message:* AVOID DROWNING RISK – directly under signal word (black letters on white or white letters on black).

This packet contains general requirements; for complete information, contact the **Planning and Development Services Department, City Hall, 8500 Santa Fe Drive, Overland Park, Kansas 66212 (913/895-6225, FAX 913/895-5016).**