



**BUILDING DIVISION**

## Requirements for Residential Swimming Pools

Public Services Department  
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### ***Definition of a swimming pool per 2012 International Residential Code:***

“Any structure intended for swimming or recreational bathing .....” “This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas”.

Pools that will not require a permit: prefabricated swimming pools that are not greater than 4 feet deep – as exempted by State Amendment.

Pools that will require a permit: all swimming pools or structures that meet the above definition, except that as exempted by State Amendment.

Outdoor swimming pools, including an in-ground, above-ground or on-ground pool, hot tub or spa that requires a permit will have barrier requirements, such as, but not limited to:

1. The top of the barrier must be at least 48” above grade.
2. Openings in the barrier must not allow passage of a 4-inch-diameter sphere.
3. Access gates must be self-latching and self-closing and open outward away from the pool. Where the release mechanism is located less than 54” from the bottom of the gate it must comply with the following:
  - a) The release mechanism must be located on the pool side of the gate at least 3” below the top of the gate; **and**
  - b) The gate and barrier must have no opening larger than ½ inch within 18 inches of the release mechanism.
4. Where a wall of a dwelling serves as part of the barrier, one of the following conditions must be met:
  - a) The pool must be equipped with a powered safety cover in compliance with ASTM F 1346; **or**
  - b) Doors with direct access to the pool through that wall must be equipped with an alarm (listed and labeled in accordance with UL 2017) which produces an audible warning when the door and/or its screen, if present are opened. The deactivation switch(es) must be located at least 54 inches above the threshold of the door; **or**
  - c) Other means of protection, such as self-closing doors with self-latching devices, (and which are approved by the Building Official), shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by the above items. You must provide documentation of the alternate device to the City Building Division for a determination of acceptability.
5. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or step, the ladder or steps shall be capable of being secured, locked or removed to prevent access or they must be surrounded by a barrier that meets all code requirements.

We recommend that the barrier requirements also be used for pools that do not require a permit for the reason of health and life safety of neighborhood children. You may also want to contact your insurance agent.

\* For additional information and requirements please see the 2012 IRC Appendix G.