

## Residential Swimming Pools, Hot Tubs and Spas

This packet contains general requirements that should be considered as a part of your project 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, spas or hot tubs that are 24 inches or greater in depth or any swimming pool with a filter system, heater or electrical lighting.

**Note:** The pool/spa permits require and include 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 Development Services Department located at 723 S Lewis St, to obtain a building permit. Provide a plot plan showing the following:

- Proposed pool or spa location - show distances to property lines.
- Easements
- House and adjacent structures.
- Septic system tanks and lateral lines for lots without public sewers.
- Location of overhead or underground electric lines (*provide horizontal and vertical 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. (*Decks supporting spas or hot tubs shall be designed by an engineer*)
- Setbacks of deck or pool patio from property lines.

### Pumps and Filter

- Pool and spa pumps shall be listed by a nationally approved testing laboratory.
- Filters shall be capable of maintaining water clarity.

### Inspections

All work, especially if underground, needs to be inspected prior to coverage or concealment, if you have questions regarding inspections contact the building inspection division 405-742-8218. Depending on the type of pool or spa, all of the inspections listed below may not be applicable. **All installations will 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 or dry niche light electrical grounding inspection should 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**

Setbacks for pools will be per accessory structures as indicated in the zoning district it is installed in. Check with the Development Services Department, 405-742-8220, regarding setback requirements in your zone district.

**Easements - pool/spas and decks shall not be located over any platted easement on the property.**

**Accessory structures**

Solid or membrane covers including shade structures an pool equipment buildings shall meet setback requirements for accessory structures – separate plans are required.

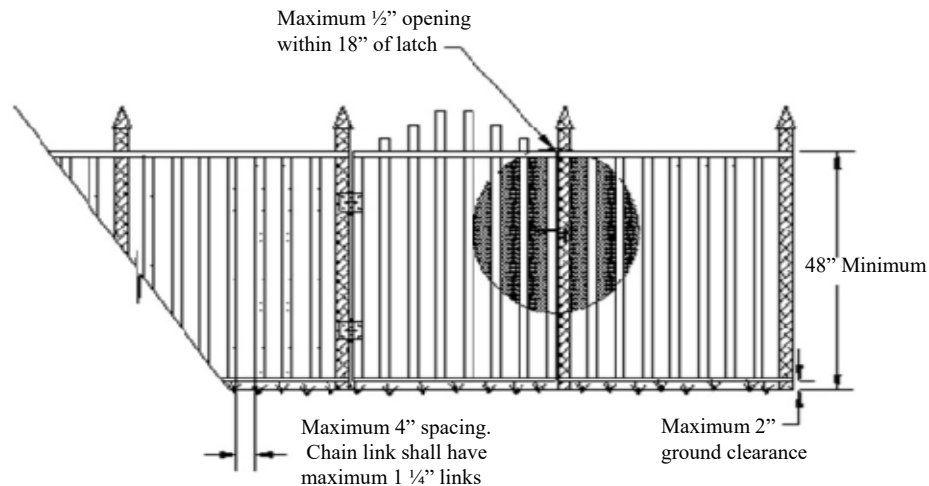
**Enclosures**

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.

<b>Barrier options – any one or combination barriers</b>			
<b>*Barrier type</b>	<b>Spa/hot tub</b>	<b>Pools</b>	<b>Comments</b>
Fence enclosure	X	X	Minimum height 4-feet; special construction for fence and gates
Dwelling wall as part of barrier	X	X	Special alarm requirements for doors in walls serving as part of the wall barrier or a powered safety cover in compliance with ASTM F1346.
Spa/hot tub covers	X		Labeled cover – lockable and cover can support weight of 250#
Above ground pools			Pool walls must meet requirements for fence enclosure; access must be enclosed by fence enclosure or have retractable ladder

- 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).
  - 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 48 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 48 inches or more, spacing between vertical members shall not exceed 4 inches.

- 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 one of the following:
  - a) All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened. The alarm shall sound for a minimum of 30 seconds immediately after the door is opened and shall be heard throughout the house. The alarm shall automatically reset under all conditions. 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. Such 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 Stillwater, Building Inspection Division. Exceptions:
  - a) Ladder - a ladder on aboveground pools is considered as complying with the gate requirements for restriction of access if it is lockable or removable.
  - b) Spa and hot tub cover - spa and hot tub covers that comply with *ASTM F 1346-91*, as listed in *Section AG105.2, AG105.5* shall be exempt from the barrier requirements listed above.
  - c) The pool/spa shall be equipped with a powered safety cover complying with *ASTM F1346*.

### **Building codes**

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

- 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. Decks supporting spas or hot tubs shall be designed by an engineer 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 and calculations is required to verify that adequate support is provided.
- Electrical installations
  - a) All electrical wiring for the pool must be in accordance with *National Electrical Code, Article 680*.
  - b) Clearance from services - residential pools/spas/hot tubs must be located per *National Electrical Code, Article 680*.
- Receptacles
  - a) Receptacles that provide power for water-pump motors or for other loads directly related to the circulation and sanitation system shall be located at least 3.0 m (10 ft) from the inside walls of the pool, or not less than 1.83 m (6 ft) from the inside walls of the pool if they meet all of the following conditions:
    - (1) Consist of single receptacles
    - (2) Employ a locking configuration
    - (3) Are of the grounding type
    - (4) Have GFCI protection
  - b) Where a permanently installed pool is installed at a dwelling unit(s), no fewer than one 125-volt, 15- or 20-ampere receptacle on a general-purpose branch circuit shall be located not less than 1.83 m (6 ft) from, and not more than 6.0 m (20 ft) from, the inside wall of the pool. This receptacle shall be located not more than 2.0 m (6 ft 6 in.) above the floor, platform, or grade level serving the pool.
  - c) All 15- and 20-ampere, single-phase, 125-volt receptacles located within 6.0 m (20 ft) of the inside walls of a pool shall be protected by a ground-fault circuit interrupter.
- **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, 1-800-522-OKIE



For other assistance and information, contact:

City of Stillwater  
 Development Services  
 723 S. Lewis St / P.O. Box 1449  
 Stillwater, Oklahoma 74076-1449  
[www.stillwater.org](http://www.stillwater.org)

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