



Building Permit Submittal Requirements
Swimming Pools – Spas - Hot Tubs
Chapter 505 Article IX

The following words shall mean:

PRIVATE

That it is not open to the public, that it is not publicly owned or not otherwise regulated by the State of Kansas either by Statute or by rules and regulations of one (1) of its administrative bodies.

SWIMMING POOL

Any artificially constructed permanent or portable pool capable of being used for swimming or bathing having a depth of twelve (12) inches or more at any point.

WATER FEATURE

Any structure wherein the water has depth of twelve (12) inches or more at any point. Such structures shall include, but not be limited to, hot tubs, spas, garden ponds or fountains.

- It shall be unlawful to construct or establish a private swimming pool or water feature without having obtained a permit therefor in the manner hereinafter specified. All pools, spas, hot tubs shall be installed in the rear yard.

- Application for construction and maintenance of a private swimming pool or water feature shall be made to the Building Official by the owner of the property or by the contractor who is to construct the swimming pool. The application shall be accompanied by duplicate sets of plans, specifications and plot plans of the property. The plot plan shall show the accurate location of the proposed swimming pool on the property, together with any proposed bathhouses or cabanas. The plot plan shall also show the location, height and type of all existing fences or walls. No permit for a private swimming pool shall be issued by the Building Official until the plans, specifications and plot plans have been approved by the Health Officer of the City and such approval has been properly certified on the plans. The application procedure shall be in accordance with City zoning regulations, Chapter 415, Article II of the Municipal Code.

- Outside or open air private swimming pools or water features shall be located not less than seven (7) feet from the side or rear property line and not less than fifteen (15) feet from the property line on the street side of the corner lots. No pool shall be located closer than twenty (20) feet to the principal building on an adjoining lot nor closer than sixty (60) feet to the front property line.

- Construction and design of private swimming pools or water features which may be occupied by people shall be such that they may be maintained and operated as clean and sanitary pools at all times.

- All private swimming pools or water features which may be occupied by people shall be equipped with recirculation and filtration systems of such type and size as is deemed adequate by the manufacturer.

- No source of water other than that secured from the City water distribution system shall be used in private residential swimming pools or outdoor water feature to be occupied by people. All water inlet pipes shall be equipped with backflow protection.

- All private swimming pools hereafter constructed within the City shall make provisions to drain the pool to a storm sewer. Said drainage shall be installed so as not to cause a nuisance onto adjacent properties. (e.g., piping at least 10 feet back from any property line to allow percolation and slow release to the storm sewer system). In areas where steep contours and grades exist between properties, additional requirements may be necessary as determined by the Public Works Director.

- No person shall release or allow to be released any of the following substances into the MS4: (Municipal Separate Storm Sewer System)
 - a. Any filter backwash from a swimming pool or fountain, except that nothing in this Article shall be construed as to require the alteration of the filter discharge plumbing of an existing swimming pool, fountain or spa if such plumbing was compliant with applicable State, Federal and local regulations at the time of construction.
 - b. Any swimming pool, fountain or spa water containing a harmful level of chlorine (greater than zero (>0) parts per million), muriatic acid or other chemical used in the treatment or disinfection of the water or during cleaning of the facility.

- All pipings, drains and water purification equipment shall be installed in accordance with the provisions of the International Plumbing Code 2012 edition.

- No artificial lighting shall be maintained or operated in connection with a private swimming pool or water feature in such a manner as to be a nuisance or annoyance to the neighborhood property.

- All electrical installations provided or installed in conjunction with private swimming pools or water feature shall be installed in conformance with the Electrical Code of the City and the National Electrical Code.

- No current-carrying electrical conductors shall cross private residential swimming pools either overhead or underground or within fifteen (15) feet of such pool.

- All metal fences, enclosures or railings near or adjacent to private residential swimming pools or water features which might become electrically alive as a result of contact with broken overhead conductors or from any other cause shall be effectively grounded.

- Every private swimming pool or water feature shall be completely surrounded by a fence or wall not less than six (6) feet in height which shall be of a type not readily climbed by children. The gates shall be of a self-closing and latching type with the latch on the inside of the gate, not readily accessible for children to open, except that the door of any dwelling which forms a part of the enclosure need not be so equipped. The fencing requirement of this paragraph shall also apply to existing private swimming pools and water features constructed.

- Each pool or water feature shall furnish sufficient safety equipment as may be required.

The plan review process may take a few days. The office assistant/permit technician will notify you when the building permit is ready for pick up or if there are issues delaying permit approval.

Any questions regarding swimming pool, spa or hot tub permit applications, please contact the Community Development Department at 913-676-8360.

