



RESIDENTIAL SWIMMING POOLS

Do I need a building permit?

All new swimming pools are subject to City of Independence code regulations. Contact Building Inspections at 816-325-7401 to determine whether or not your pool requires a building permit.

What do I need to submit for a building permit?

The following documents must be submitted with the building permit application:

- Building permit fee;
- A plot plan showing and labeling all of the following information: all property lines, streets, existing structures (includes house, sheds, decks, etc.), power lines with distance from the pool, proposed pool location and distances to all adjacent structures and property lines, and the location of the 6' fence/wall enclosure around the pool/pool area;
- Construction drawings for proposed pool, deck, and/or platform;
- The following must meet the requirements of City Code Chapter 4, Article 9, Sections 4.09.001 through 4.09.008: filter and pump system type and size, the type of chlorination/disinfection system, and the turnover rate of the water recirculation (must be at least once every eight (8) hours).

What are the setbacks requirements?

Residential swimming pools cannot be located closer to the street than the principal building. Pools shall be set back a minimum of five (5) feet from a side and seven (7) feet from the rear property line. Attached decks must meet the required zoning setbacks from property lines for attached or detached structures (depending on whether the deck is attached to the house or not).

Is a fence required?

Yes. Every outdoor pool must be enclosed by a fence or wall not less than six (6) feet in height. The house or accessory structure may be used as part of the enclosure. All gates or doors opening through the fence must be self-closing, self-latching gates. The door of a house accessing the pool enclosure does not need to be equipped with the latch or self-closer.

Can a pool be located under an overhead power line?

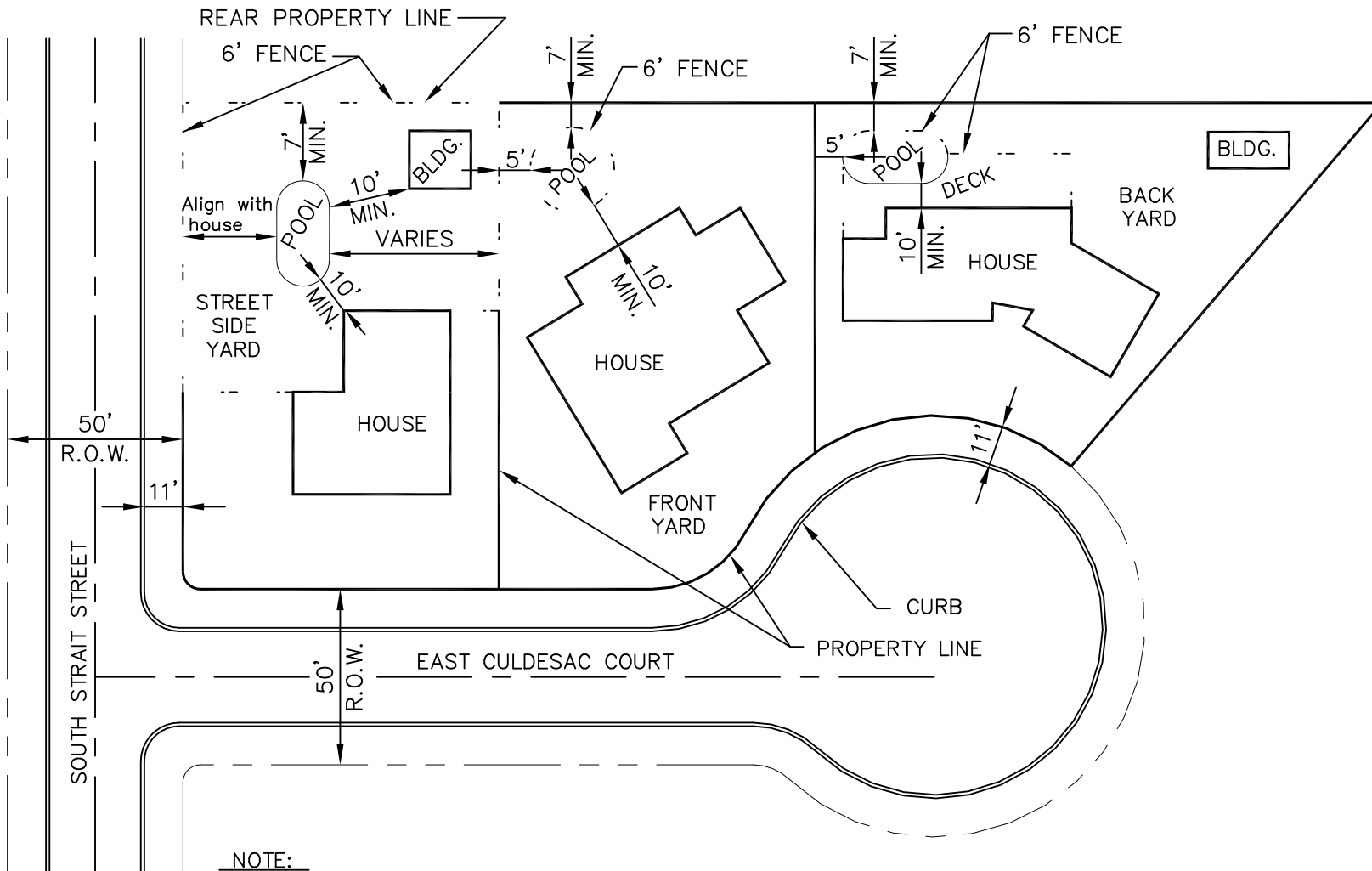
No power line shall be located directly over the pool water. The horizontal distance from the edge of water to any overhead power line must not be less than ten (10) feet and must be at least five (5) feet from any underground power line. If a power line must be moved, an electrical permit is required before the swimming pool permit may be issued. Electrical permits (when required) must be obtained and all wiring inspections passed before any concrete is poured. Wiring must comply with the City's currently adopted edition of the electrical code.

At the end of the season, where can I drain my pool water?

Drainage of water from a pool must be piped into the City's sanitary sewer system. Contact Water Pollution Control at 816-325-7711 to obtain specific requirement.

For questions on setback requirements, contact Planning at 816-325-7425.

(Turn page over to see sample plot plans on other side.)



NOTE:
 STREET RIGHT-OF-WAY DIMENSIONS SHOWN ARE NOT NECESSARILY THE SAME AS THE RIGHT-OF-WAY DIMENSIONS FOR THE PERMIT APPLICANT'S STREET. DIMENSIONS ARE FOR DEMONSTRATIVE PURPOSES ONLY.