

Swimming Pools and Spas

The following is for any structure for swimming or recreational bathing that contains water more than 24 inches deep.

Permit Applications

All pool permit applications must contain the following information:

1. One (1) plan stamped by electric utility company to be submitted in-person or electronically.
2. One (1) site plan indicating the location of the pool in relation to property lines and the distance the pool will be from any structures. Measurements will be made to the water's edge of the pool. Location and set back requirements include:
Swimming pools are not allowed in the front yard.
 - A. **Rear Yard** - The pool must be located at least four feet (4') from the rear property line.
 - B. **Side Yard** - The pool must be located at least four feet (4') from the side property line.
 - C. **Easements** - Pools, pool decks and pool equipment cannot be located within any easement.
 - D. **Buildings** - Pools must be located no less than three feet (3') from buildings with foundations and at least one foot (1') for every one foot (1') of depth - measured to any point of excavation. For example, if a portion of a pool is five feet (5') deep, that portion of the pool must be located at least five feet (5') from a building that utilizes a foundation.
NOTE: The measurement will be from the point at which the natural grade touches the foundation and any area excavated for the pool construction.
Exception: Above ground pools and spas do not have a minimum required setback from foundations, but are required to comply with property line setback and easement requirements.
 - E. **Pool Equipment**- Pool equipment cannot be located within the front yard of a lot or within an easement. Pool equipment screening cannot be attached to a common fence separating an adjoining

property. Pool equipment cannot be installed in a drainage swale and designated drainage flows.

1. **Septic Systems (OSSF)** - The setback requirement from the spray area of a surface irrigation system is twenty-five feet (25'). The setback requirement from subsurface disposal and all other system types is five feet (5').
2. A completed permit application. Applications must include the name of the plumbing and electrical contractors. **Incomplete applications will not be processed.**
3. **Permit Expiration:** All pool permits expire one-hundred eighty (180) days from the date the permit is issued. There are no automatic extensions of the permit.

Street and ROW Requirements

The following guidelines are required to be following regarding streets and right of ways (ROW):

1. No street or lane closures will be allowed for equipment without prior authorization from the Building Official. A traffic plan must be submitted for approval prior to work being performed
2. No public street and no public right of way (ROW) of the property shall be used for the storage of materials such as stone, fill, dirt, sand, etc. All materials must be contained and stored within the property boundaries.

Inspection Requirements

Pools must be built to the current adopted code for the City of Anna

The following inspections are required for every pool constructed in the City of Anna. At all times during the construction of the pool, a temporary fence that is at least thirty-six inches (36") in height must completely surround the pool. Whenever an inspection is performed and the temporary fence does not completely surround the pool, the pool company will be subject to a re-inspection fee as well as citations. ***When calling for an inspection, verify that all dogs are removed from the pool area.***

1. **Site Inspection Prior to Issuance** – if rear setback is less than eight feet (8')
2. **Belly Steel and Pool Placement Inspection**
3. **Deck Steel, Electrical Bond, Electrical Underground and Plumbing**
4. **P-Trap and Gas Line** - All pools that have City sewer
5. **Pool Final** - *At final inspection, a Swimming Pool Alarm Affidavit Document must be notarized and signed and turned in the city. May be picked up at Pool Final Inspection.*

Fence Requirements

1. The top of the barrier must be at least forty-eight inches (48") above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between the grade and the bottom of the barrier must be two inches (2") measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches (4") when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than forty-five inches (45") apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

EXCEPTIONS:

- A. When the top surface of any horizontally run member is at least 45 degrees, when measured from the horizontal, such members are not required to be at least 45 inches apart.
- B. When the barrier is an existing fence located adjacent to private property, horizontal members that are less than 45 inches apart are not required to be placed on the pool side of the barrier.
- C. Openings in the barrier must not allow the passage of a one and three-quarter inch (1 3/4") diameter sphere.

EXCEPTIONS:

- D. When vertical spacing between such openings is forty-five inches (45") or more, the opening size may be increased such that the passage of a four-inch (4") diameter sphere is not allowed.
- E. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to four inches (4") when the distance between the tops of horizontal members is forty-five inches (45") or more.
- 2. Access gates must comply with the requirements of items one (1) through three (3) listed above. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than fifty-four inches (54") from the bottom of the gate
 - A. The release mechanism must be located on the pool side of the barrier at least three inches (3") below the top of the gate, and
 - B. The gate and barrier must have no opening greater than one-half inch (1/2") within eighteen inches (18") of the release mechanism.

Pedestrian gates must swing away from the pool. Any gates other than pedestrian access gates must be equipped with lockable hardware or padlocks and must always remain locked when not in use.
- 3. Where an aboveground 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 steps, then:
 - A. The ladder or steps must be capable of being secured, locked or removed to prevent access, or
 - B. The ladder or steps must be surrounded by a barrier which meets the requirements of items one (1) through four (4).

When the ladder or steps are secured, locked or removed, any opening created must be protected by a barrier complying with items one (1) through four (4).