



Residential Pool Requirements

1. Pools and spas are defined as any enclosure, above or below grade, having a water surface area exceeding 150 square feet and a water depth greater than eighteen 36 inches at any point.
2. Pools shall not be constructed, excavated, or erected without obtaining a building permit.
3. The application for a building permit must include the following:
 - a. Type and size of pool
 - b. Site plan indicating the location of the pool; location of house, garage, fencing and other improvements on the lot; location of filter unit, pump, and wiring, indicating the type of such units; location of structures on adjacent lots; location of back-flush and drainage outlets; grading plan, finished elevations; final treatment (decking, landscaping, etc) around pool; location of existing overhead or underground wiring, utility easements, trees and similar features; location of any water heating unit
4. Pools and decking cannot be located within ten feet (10') of any rear or side lot line, or within six feet (6') of any principal structure or frost footing, (i.e., deck).
5. Pools cannot be located within any required front yard or easement.
6. Pools shall not be located under overhead utility lines, nor over underground utility lines, nor located within ten (10) feet of any private or public utility, walkway, drainage or other easement.
7. The filter unit, pump, heating unit, and any other noise-making mechanical equipment shall be located at least fifty (50) feet from any adjacent residential structure and not closer than ten (10) feet to any lot line.
8. Swimming pools are required to be enclosed with fencing at least four feet high and not exceeding six feet high, to prevent uncontrolled entrance of all persons. The fence must have a self-closing and self-latching gate with provisions for locking and be completely installed prior to filling the pool. Where the combined heights of the pool and deck/railing is four feet (4') or greater above grade and access points to the pool are provided with self-closing, self-latching, lockable gates, a separate fence is not be required.
9. Swimming pool safety rope and floats must be maintained to separate and designate deep water.
10. Swimming pool lighting must be directed toward the pool and not toward adjacent property.
11. All access for construction shall be over the owner's land. The owner shall be liable for damages caused to any public or private property. Back-flush water or water from pool drainage shall be directed onto the owner's property or into approved public drainage ways.
12. Pool water shall be maintained in a suitable manner to avoid health hazards of any type.

See Section 1130 of the City Code for more information on swimming pools.

For more information, please contact the Building Official at (651) 458-2804.