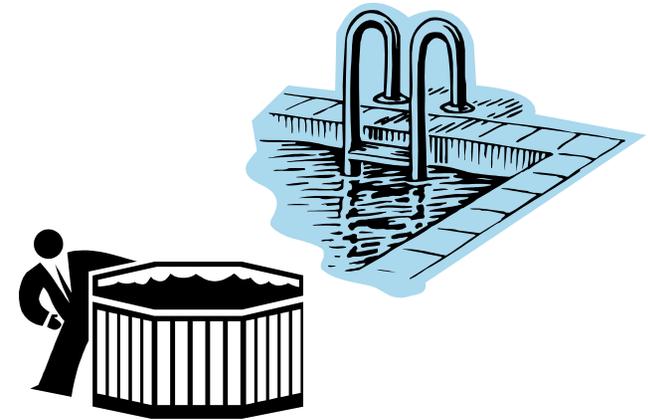




**Residential
SWIMMING POOLS
AND HOT TUBS**



**Community Development Department
Current Planning Division
111 East Maple
Independence, MO 64050**

City of Independence
Community Development Department
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111 East Maple
Independence, MO 64050
(816) 325-7425
www.independencemo.org



Swimming Pools/Hot Tubs/Spas

Do I need a building permit?

All new swimming pools, hot tubs and spas are subject to City of Independence code regulations. Contact Building Inspections at 816-325-7401 to determine whether or not a pool, hot tub or spa requires a building permit.

What is needed for a 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 areas;
- 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 8 hours).

What are the setback requirements?

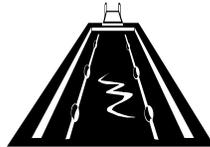
Residential pools, hot tubs and spas cannot be located closer: 1) to the street than principal building; 2) than 7 feet from the rear property line; 3) than 5 feet to an interior side property line; 4) than 10 feet to a building/structure. Attached decks must meet the zoning setbacks from for attached or detached structures (depending on whether or not the deck is attached to the house).

Is a fence required?

Yes, every outdoor pool must be enclosed by a fence or wall not less than 6 feet in height. Fences cannot be located closer to street than the principal house. The house or an accessory structure may be used as part of the enclosure. All gates or doors must be self-closing and self-latching. The door of a house accessing the pool enclosure need not 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 water. The horizontal distance from edge of water to any overhead power line must be at least 10 feet and must be at least 5 feet from any underground power line. If a power line must be moved, an electrical permit is required before the swimming pool permit can 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 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 for further details.

For more information about pools and associated fences contact:

- **Pool/Fence requirements for new pool areas—please call 816-325-7425**
- **Pool/Fence permits—please call 816-325-7401**
- **Pool/Fence violations—please call 816-325-7193, option 5**



!!!CALL BEFORE YOU DIG!!! 1-800-DIG-RITE (1-800-344-7483)