

## Planning & Development Services/Building Safety Division

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# Residential Pools, Hot Tubs and Spas

Planning and Development Services Department

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

### **SWIMMING POOL AND SPA CODE REQUIREMENTS**

The City of Lawrence has adopted the International Swimming Pool and Spa Code (ISPSC). This code includes requirements for in-ground, above-ground and on-ground swimming pools, hot tubs, and spas.

#### **Required documents**

- ✓ A completed building permit application.
- ✓ Include contractor information on the building permit application, including a City of Lawrence licensed swimming pool contractor and any subcontractors; subcontractors may include City of Lawrence licensed electrical, mechanical, and plumbing contractors for electrical work, sanitary sewer connections, gas piping, and pool heating equipment.
- ✓ Individuals that are owners and occupants of single-family dwellings may obtain permits to self-perform work. *Any work that is not self-performed by the owner and occupant must be performed by City of Lawrence licensed contractors holding licenses appropriate to work performed.* If all or a portion of the work is to be self-performed by the owner and occupant of a single-family dwelling then a completed "Owner-Occupant Form" must be submitted with the completed building permit application
  - [One & Two Family Dwelling Building Permits Application](#) (PDF)
  - [Owner-Occupant Form](#) (PDF)
- ✓ Prior to issuance of a building permit to construct a swimming pool the Douglas County Health Department must provide a letter of review and approval. Application forms for Douglas County Health Department review and approval are available online at <https://ldchealth.org/241/Pool-Regulations>
- ✓ Scaled construction drawings must accompany the building permit application, and include the following information:
  - Plot plan to include:**
    - Location and dimensions of new pool or spa and associated equipment and structures;
    - Location and dimensions of existing structures, including house and accessory buildings;
    - Property lines;
    - Utility, drainage, access or other easements;
    - Building setback lines;
    - North arrow;
    - Overhead and underground power lines;
    - **Swimming pool or spa barriers (see below for barrier requirements).**

Click on [Residential Plot Plan guidelines](#) (PDF) for further guidance on plot plans.

### **Construction Drawings;**

- Swimming pool plans (concrete and gunite pools), or manufacturer's specifications (pre-manufactured pools)
- Equipment manufacturer's specifications for any related pool equipment, such as automated covers, filters, pumps or heaters
- **Plans and details of pool barriers (see guidelines below for more information on required barriers).**

*Scaled drawings may be submitted electronically or on minimum 8½ x 11 paper. 1/8" scale graph paper is included with this document. Please submit all electronic files to Planning and Development Services Department at [buildinginspections@lawrenceks.org](mailto:buildinginspections@lawrenceks.org).*

### **Pre-Construction Meeting**

Owner/occupants obtaining permits are strongly encouraged to schedule a pre-construction meeting prior to beginning construction of the pool, hot tub, or spa. An inspector will meet with the owner/occupant on site and review specific project code requirements and needed inspections. To schedule a pre-construction meeting contact the Planning & Development Services Department office at (785)832-7700 or [buildinginspections@lawrenceks.org](mailto:buildinginspections@lawrenceks.org).

### **Inspections**

- ✓ Obtaining a permit is the first step in safely constructing or installing a swimming pool or spa. Inspections are also an important part of the process, and all inspections listed on the permit and permit card must be completed and approved prior to filling or using the new swimming pool or spa. Inspection is required of any work prior to any concealment (such as before being covered by earth, concrete or any building construction), and will also include a final inspection when work is complete.
- ✓ Inspections may be scheduled by contacting the Planning & Development Services office at (785) 832-7700, by email at [buildinginspections@lawrenceks.org](mailto:buildinginspections@lawrenceks.org), or by calling the Inspection Hotline at (785)832-7710. A brochure with instructions on the use of the Inspection Hotline is provided with your permit.

### **Barrier requirements**

- ✓ Pools and spas must be completely surrounded by a barrier (such as certain types of fences that meet barrier requirements) complying with the International Swimming Pool and Spa Code. Pool barrier requirements are specified by Section 305 of the International Swimming Pool and Spa Code, which is available for review online at [pool barrier requirements](#). The minimum barrier height is 4 feet.
- ✓ Where a structure wall is used as a barrier, one of the following additional safety features must be provided when the structure wall has openings such as doors, or windows with a sill height of less than 48 inches:
  - Doors and windows must be equipped with water hazard entrance alarms; or,
  - An appropriately listed and labeled safety cover is installed on the pool, hot tub, or spa; or,
  - Approved means of protection, such as self-closing doors with self-latching devices is provided.
- ✓ Barriers must be installed before the pool is filled.

### **Call 811 for locates of underground utility systems before you dig**

- ✓ Installation of underground electrical or plumbing systems should only proceed after the utility company has been called and utilities located. Information can be found on the web for [Kansas One Call](#) or by calling 811.

### **Entrapment protection (In-ground pools)**

- ✓ Suction entrapment avoidance for pools and spas shall be provided in accordance with [ANSI/APSP/ICC-7 2013](#) American National Standard for Suction Entrapment Avoidance. Consult the swimming pool manufacturer or installer for requirements. This Standard facilitates compliance with the Virginia Graeme Baker Pool and Spa Safety Act, a United States law enacted to prevent injuries and drownings resulting from drain entrapment.

### **Pool, hot tub and spa setbacks**

- ✓ Pools and spas must be located in the rear yard and a minimum of 5 feet from all property lines.
- ✓ Pools and spas may not be located within a utility, drainage, access or other easement.

### **Electrical requirements**

- ✓ Electrical installation and wiring methods shall comply with the International Residential Code as currently adopted by the City of Lawrence. Electrical code requirements for swimming pools and spas are found in Chapter 42 of the 2018 International Residential Code, which is available for review online at [pool electrical requirements](#).
- ✓ All overhead electrical conductors shall not be closer than ten (10) feet horizontally from the water's edge, or 25 feet total clearance measured in any direction to the water level or edge of water surface.
- ✓ Convenience receptacle outlets are not permitted within ten (10) feet horizontally from the water's edge.
- ✓ Electrical equipment is not permitted within five (5) feet of the water's edge.
- ✓ All exterior receptacle outlets must be protected by Ground-Fault Circuit-Interrupter devices.

### **Underground Utilities**

- ✓ Underground utilities such as electrical, gas, water or sewer lines may be required to be rerouted so as not to be located beneath a pool, hot tub, or spa.

### **Plumbing requirements**

- ✓ Filter backwash lines and any other pipelines that discharge through the filtering system shall be connected to the sanitary sewer system. All swimming pools shall have a connection to the sanitary sewer system installed for the purpose of discharge, regardless of filtering system needs.
- ✓ Swimming pool water, excluding filter backwash, may be discharged to the storm drainage system provided that it does not contain harmful quantities of chlorine, acid or other chemicals.

**This information is made available to enhance construction uniformity and compliance with adopted construction codes, the Lawrence Land Development Code and construction permitting procedures. This document is intended to assist contractors and homeowners in understanding the minimum code requirements for residential projects. It is also intended to provide guidance for obtaining permits and inspections. The information provided should not be considered a complete list of code requirements.**



