



# CITY PLANNING & DEVELOPMENT

## Zoning and Permit Requirements for Residential Swimming Pool Information Bulletin No. 119

[kcmo.gov/planning](http://kcmo.gov/planning)

### Purpose

To advise applicants of the information required by city staff to evaluate residential swimming pool permit applications. It is the goal to evaluate pool projects for code compliance and address discrepancies in the plan review stage rather than during the inspection process preventing unnecessary delays at critical points in the project and costly reconstruction.

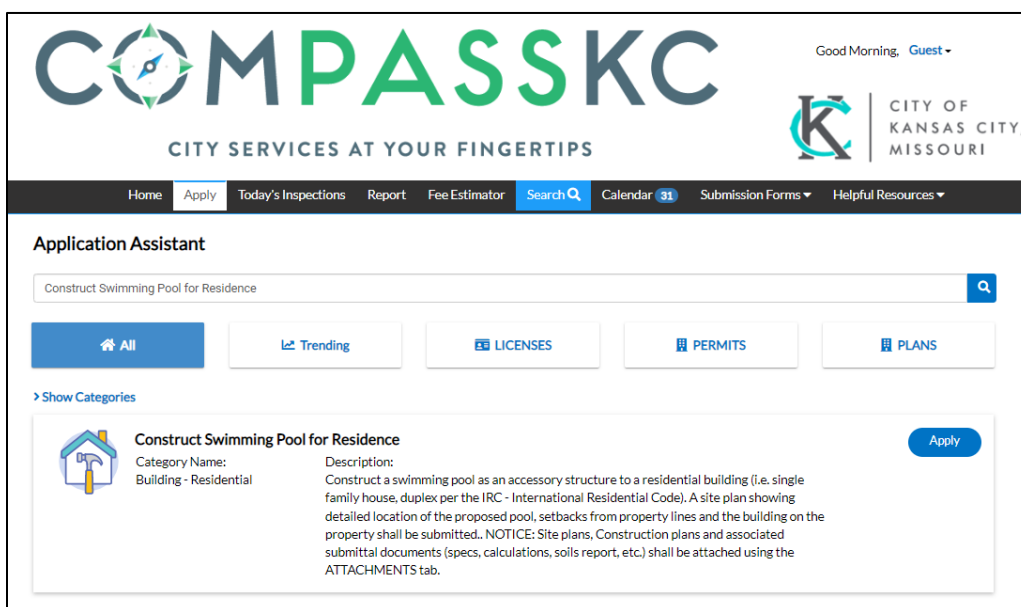
### When is a permit required:

- Permits are required for the construction of any above ground or in ground residential swimming pools/hot tub/spa.
- Permits are not required when:
  - The construction of a prefabricated above ground swimming pool that is accessory to a one- or two-family dwelling, provided the pool has a fill level less than 24in in depth with pool walls that are entirely above grade and has a capacity of five thousand (5,000) gallons or less, or
  - For a temporary inflatable pool.
  - However, all code requirements shall be met even if a permit is not required.

### Submissions

Permits for a residential swimming pool accessory to one- and two-family residences must be submitted online for review through CompassKC online system:

- CompassKC: <https://compasskc.kcmo.org/>
- CompassKC Help Guides: <https://www.kcmo.gov/city-hall/departments/city-planning-development/compass-kc-the-new-permitting-system>



## Minimum Permit Submittal Requirements

Submitted plans must include

1. A site plan showing drawn scale, or that uses the mortgage survey or the recorded subdivision plat:
  - a. The property with property line dimensions;
  - b. Location of the existing home;
  - c. Dimensions of the proposed pool;
  - d. Dimensions of the proposed pool to the existing home, any other structures, and to the rear and side yard property lines;
  - e. Showing the required 4ft tall fencing around the pool;
  - f. A note indicating the notification alarms.
2. The site plan shall also indicate the location of the electrical service-drop conductors, overhead or underground, running from the utility lines to the house. No overhead conductors may pass above or within 10ft horizontally of a swimming pool. No underground conductors may pass under or within 5ft horizontally of the swimming pool.
3. The total valuation/cost of the project is required to determine the permit fee. The cost should not include the cost of any electrical or plumbing work because this type of work will require separate supplemental permits.

## Pool Requirements

The following requirements for residential swimming pools are found in the Kansas City Zoning and Development Code Sections [88-305-07](#), [88-305-02-B](#) and [Chapter 18](#): Kansas City Building & Rehabilitation Code (KCBRC), 2018 International Swimming Pool and Spa Code (ISPSA) (as amended):

In residential (R) zoning districts including (AG-R), swimming pools shall meet the following zoning requirements:

1. Must be located in the side or rear yards only. Swimming pools are not permitted in the front yard (i.e., may not be closer to the street than the principal building)
2. Must have a minimum setback of 10ft from the side yard property lines. On corner lots, accessory buildings and structures may not be closer to the street than the principal building line in the rear yard or must be set back at least 15ft, whichever is less.
3. Pools that are 10ft or closer to any building on the property may be subject to a structural plan review.
4. Platted building lines and easements may require greater setbacks than stated above. These may be found on a mortgage survey or the recorded subdivision plat.
5. No swimming pool may be located within a dedicated easement.
6. Swimming pools (including spas, hot tubs, etc.) with a fill level greater than 2ft shall be enclosed by a protective fence of at least 4ft in height. Such protective enclosure shall be maintained by locked gates or entrances when the pool is not monitored by a responsible person. Gates shall be self-closing and self-latching.
  - a. Lockable covers for spas, hot tubs, etc. (not including swimming pools), shall be acceptable in lieu of a protective fence.
  - b. The walls of an above-ground pool that are 4ft or greater in height may serve as the required protective enclosure. Any access point to a pool (e.g., a ladder) shall be protected by a means that is self-closing self-latching gate, and that is locked when the pool is not tended by a responsible person.
7. Add a note to the plans demonstrating required alarm warning system per the 2018 International Swimming Pool & Spa Code (ISPSA).

## 2018 ISPSA - Section 305.4: Structure wall as a barrier

Where a wall of the dwelling or structure serves as part of the barrier and where the doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48in above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54in or more above the finished floor. The dwellings or structures

required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54in and not less than 48in above the finished floor.

2. A safety cover that is listed and labeled in accordance with the ASTM F1346 is installed for pools and spas.
3. An approved means of protection, such as self-closing doors with the self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by items 1 or 2.

Note: Provisions for residential swimming pools found in International Building Code (IBC) are not applicable, as the IBC is not applicable to residential pools that are accessory to one- or two-family dwellings.