



# Pool Installation

## Homeowners' Information Guide

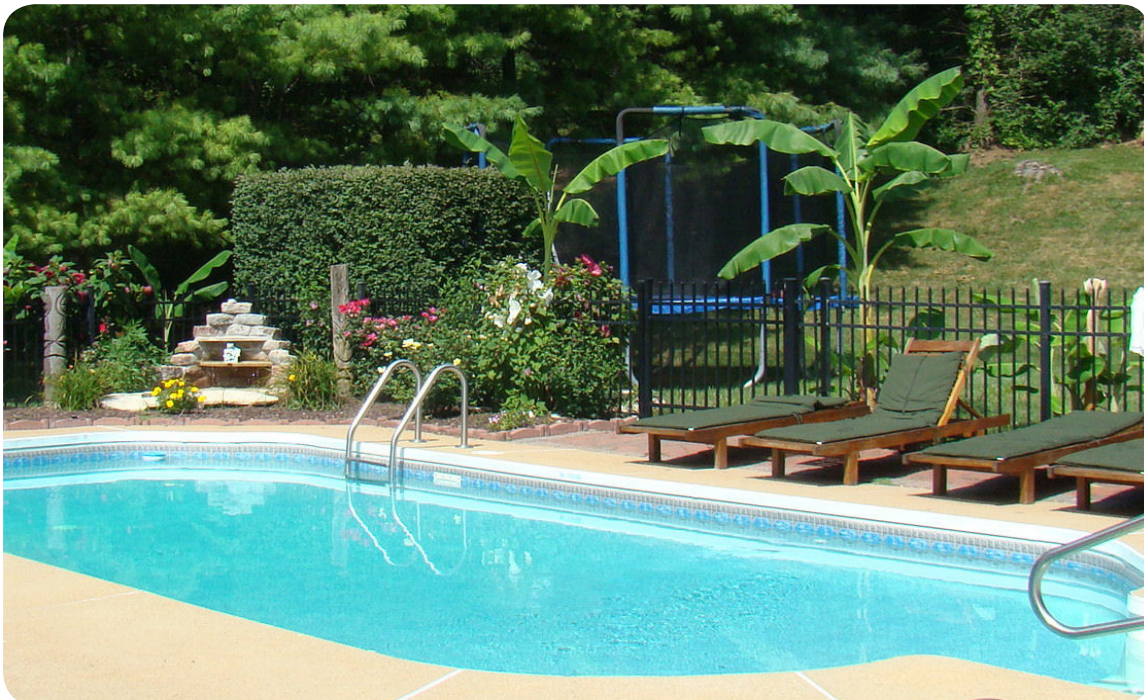
Permit and Construction Guidelines based on the 2009 International Residential Code

**This guide will provide the homeowner or contractor the basic permit requirements and examples of the submittals necessary to apply for a pool permit with the City of Maryland Heights. The homeowner should not misconstrue this guide as a pool installation manual.**

The following information was compiled as a guide for residents who wish to install a pool (above-ground or in-ground), hot tub or spa. A swimming pool is defined as a pool intended for swimming or bathing, being 24 inches or greater in depth or having a surface area of 250 square feet or greater. To obtain the permit for your pool, spa or hot tub, please bring the following information to:

**Building and Codes Division, Department of Community  
Development  
City of Maryland Heights  
11911 Dorsett Rd.  
Maryland Heights, MO 63043**

Three (3) copies of your site plan showing location of the pool on your lot. Show dimensions from lot lines. All easements must be shown on the site plan. Any and all other structures must be shown on the site plan.



# PART 1: Plan Review Submittals

The first requirement is submittal of a **Site Plan**, drawn to scale, for the property where the pool will be constructed/installed. Please provide all the information shown on the sample.

All lot dimensions shall be shown on the Site Plan. The distances to property lines must meet any side and rear yard setback requirements. All easements must be shown. Any and all other structures must be shown on the site plan.

This Site Plan may be drawn by the builder or the homeowner and does not have to be sealed by a design professional.

If the pool is pre-manufactured, the second requirement is submittal of a brochure describing the pool and manufacturer. Provide information from the manufacturer showing that the pump is UL listed and showing pool specifications.

A third requirement is submittal of the name of a licensed electrician who will do the electrical work and the electrical permit number from St. Louis County.

If a deck is to be built accessing the pool, submit the appropriate deck plans.  
[www.marylandheights.com/deckguide](http://www.marylandheights.com/deckguide)

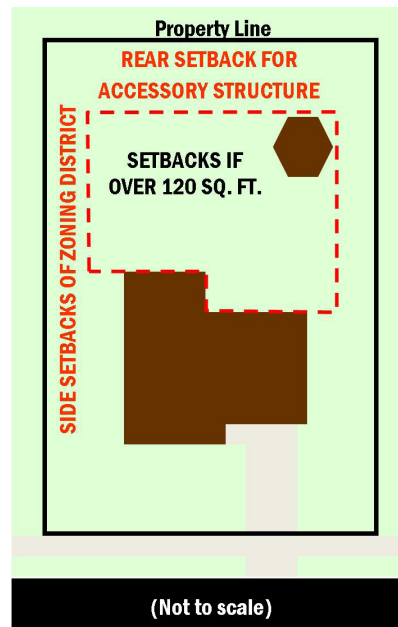
The following information shall be submitted to the Building Division for their review in order to obtain a pool permit. All of the information shown on the sample documents should be contained in all plan submittals.

Submitted materials will also be reviewed by the Planning and Zoning Division to ensure that the pool is being installed within the confines of the property line and meets setback requirements.

Additional information may be necessary. Plan review and permit fees will be determined from the information submitted. Make sure it is correct.


## Pools are subjected to the same setback requirements as an accessory structure greater than 120 square feet.

Zoning District	SIDE SETBACK	REAR SETBACK
"R-5"	6 ft.	15 ft.
"R-4"	8 ft.	15 ft.
"R-3"	10 ft.	15 ft.
"R-2"	12 ft.	20 ft.
"R-1"	15 ft.	25 ft.



CONTACT ST. LOUIS COUNTY PUBLIC WORKS:

 (314) 615-5184

 [www.stlouisco.com/yourgovernment/countydepartments/publicworks](http://www.stlouisco.com/yourgovernment/countydepartments/publicworks)

## PART 2: Protective Enclosures

Provide a description of the protective enclosure around the pool. If a fence is being installed, the fence requires a fence permit from the City of Maryland Heights. This permit is free.

[www.marylandheights.com/fencepermit](http://www.marylandheights.com/fencepermit)

## PART 3: Utility Approval

AmerenUE maintains additional clearance requirements for electrical lines. The City's permit review and approval is dependent upon a site plan approval by Ameren Missouri. We will submit a copy of your site plan to Ameren for their review of electrical line clearance requirements.

Once we receive notification of Ameren's approval, we will proceed with the review of your permit application. If there are problems with your site plan and proposed pool location, we will let you know.

[www.ameren.com/missouri](http://www.ameren.com/missouri)

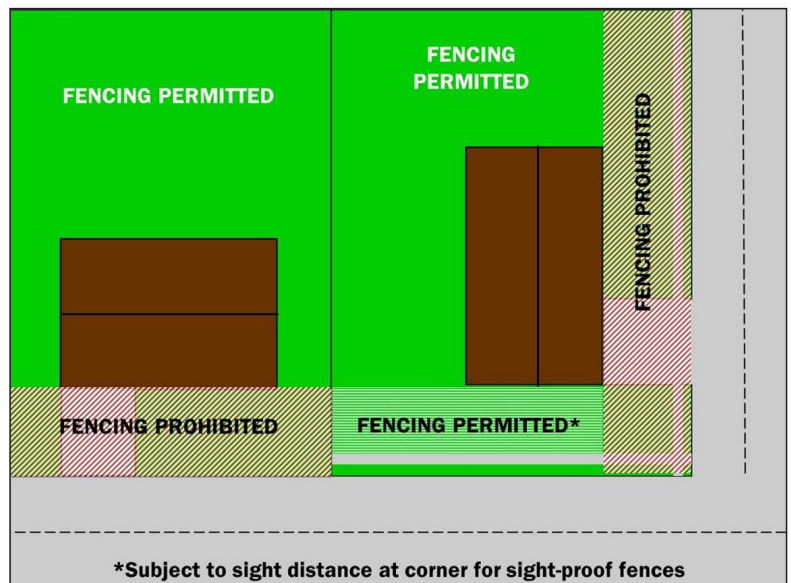
## Fence Permits: The Basics

### WHAT DO I NEED TO KNOW?

- Maximum fence height for a residential fence is six feet tall.
- All fences must be a minimum of three feet from fire hydrants or utilities.
- A fence surrounding a pool must be a minimum of four feet tall.
- If a pool fence is being replaced, the pool area must remain secured during construction.

### WHAT INFORMATION IS REQUIRED?

- Completed permit application.
- Three copies of a basic site plan showing the proposed location of the fence (City staff can help you prepare this plan).



## PART 4: Code Requirements

### Staff Assistance and Review Process

If at any step along the way, you have questions, concerns or would like to discuss your pool project with someone from the building department, call (314) 291-6550 to schedule an appointment.

Stop-ins are welcome, but an immediate appointment cannot be guaranteed in the event that staff are at a meeting or training session.

*Please note that the review process takes approximately 5 working days.*

**The following is a list of code requirements for the electric and for the barrier, which is required around the pool or spa. Please examine these requirements carefully.**

- All pools in excess of 24 inches in depth require a four-foot high enclosure surrounding the pool area or yard.
- The top of the barrier shall be at least 48 inches above finished grade and should be measured on the outside of the fence. The maximum clearance between finished grade and the barrier is two inches.
- Solid barriers shall not contain indentations or protrusions.
- Barriers containing horizontal members spaced less than 45 inches apart must have those members located on the side of the barrier facing the pool. Decorative cutouts may not exceed 1 3/4 inches in width and spacing between vertical members may not be more than 1 3/4 inches.
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical shall not exceed four inches.
- The mesh of chain link fences must not exceed 1 1/4 inches unless the fence is provided with slats fastened at the top and bottom, which reduce the openings to no more than 1 3/4 inches.
- All access gates must swing out away from the pool, be self-closing and self-latching.
- The gate latch must be a minimum of 54 inches above grade. If lower, it must be on the pool side of the gate at least three inches below the top of the gate and any opening within 18 inches of the latch must not be larger than 1/2 inch.
- Any door from the residence with direct access to the pool must be equipped with an audible alarm, which sounds within seven seconds of the door being opened and continues to sound for at least 30 seconds. The alarm must automatically reset and an override switch located at least 54 inches above the door threshold must be provided to temporarily deactivate the alarm for a maximum of 15 seconds.
- Where an aboveground pool is used as a barrier and the means of access is a ladder or steps, the ladder or steps must be surrounded by a barrier or locked in the upright, folded position. A removable ladder will not constitute an acceptable alternative to the enclosure requirements. If the ladder or steps are found unlocked at any time when the pool is unattended, the homeowner will be cited for an unsafe condition. If this is possible, use the ladder with the built-in gate.

**PART 4:**  
*Code  
Requirements  
(Conn.)*

- A receptacle that provides power for a pump motor shall be permitted between five and ten feet from the inside wall of the pool and shall be protected by GFCI.
- In addition, for permanently installed pools, at least one 120-volt receptacle not dedicated to any pool equipment shall be located a minimum of 10 feet from and not more than 20 feet from the inside wall of the pool. Overhead electrical lines must maintain a minimum of ten feet horizontally from the pool walls. Underground lines must maintain a five-foot horizontal distance from the pool walls.