

Swimming Pools, Spas, and Hot Tubs Regulations

City of Jackson Missouri
Building & Planning Department
101 Court Street
Jackson, Missouri 63755
Phone: (573) 243-2300 Fax: (573) 243-3322
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Permit Process:

- ✓ Fill out a permit application
- ✓ Submit a site plan showing all buildings, decks, and fences on the property, the size and location of new pool, spa, or hot tub, including any decking or fence being constructed with the pool, the measurements to side and rear property lines, any known easements on the property, and type of pool (in ground or above ground).
- ✓ Allow approximately one week for permit processing.
- ✓ Pick up and pay for permit when notified that it has been approved (if approved). Permits are not considered issued until the fees have been paid and the permit card received by the applicant.

Permits Required:

- ✓ Fence Permit (unless fence already exists)
- ✓ Building Permit
- ✓ Electrical Permit
- ✓ Plumbing Permit
- ✓ Storm Water Permit (stormwater maintenance fee and review fee charged only for pool apron or decking, not actual pool area)

Inspections Required:

- ✓ Site Check (must be approved and erosion control must be in place before excavation begins)
- ✓ Plumbing Inspection
- ✓ Electrical Inspection
- ✓ Final Inspection - **(No final for the pool will be approved until the fence is installed and its final inspection approved).** Final inspections will not be approved until all the other inspections have been approved.

Notes:

- ✓ In order to receive a permit for an in-ground pool, a fence or other approved barrier must first be installed or a permit for fence installation has been issued.
- ✓ Once the pool permit application is submitted, the Building & Planning Department will determine if the permanent fence must be installed prior to approval of the pool permit, or if construction fencing can be used during construction.
- ✓ If construction fencing is approved to be used around the pool during construction, it shall be installed on posts at least every 8 feet with the fence height a minimum of 48 inches tall at all points.
- ✓ If a mechanical pool cover is to be installed as part of the pool installation, construction fence will be allowed during the construction of the pool.
- ✓ It will be up to the pool contractor to maintain the fence daily while construction is being performed, including maintaining a barrier where fence portions are removed for equipment access.
- ✓ Leaving a hole in the ground unattended or unguarded or a pool without proper barrier is in violation of the City of Jackson Nuisance Code below and will be treated as such.
- ✓ It will be up to the pool contractor to coordinate with the fence contractor on final inspections.
- ✓ **No final inspection for a pool will be approved until the permanent fence and required door alarms are complete and their final inspections approved.**
- ✓ **Swimming pools may not be occupied until a final inspection has been approved.**

City of Jackson Nuisance Code Excerpt

Sec. 43-4. - Public nuisances.

(b) Certain acts declared a public nuisance

(9) Any pit, basin, hole, well, septic tank, or other excavation which is unguarded and dangerous to life, or has been abandoned, or is no longer used for the purpose for which it was constructed, or is maintained contrary to law.

(16) A swimming pool that is more than twenty-four (24) inches deep that is not enclosed by a fence or barrier at least forty-eight (48) inches in height with a self-closing, self-latching gate. Said gate which is left unlatched when pool is not in use will constitute a public nuisance.

Sec. 43-9. - Violation is an offense; penalties.

An owner or occupant who creates or allows to continue any public nuisance as set forth in section 43-4 of this chapter and who shall fail to abate the public nuisance within three (3) days as set forth in section 43-8 of this chapter, shall be guilty of an offense and may be charged in municipal court with failure to abate a public nuisance and punished as set forth in section 1-20 of this Code.

City of Jackson Zoning Code Excerpt:

Sec. 65-20. - Accessory building, use, and structure regulations.

- (1) No accessory buildings shall be constructed upon a lot until the construction of the main building has been actually commenced; and no accessory building shall be used for dwelling purposes, other than by domestic servants employed entirely on the premises.
- (2) Accessory buildings or structures shall not occupy more than thirty (30) percent of a required rear yard, shall not be nearer than five (5) feet to any side or rear lot line, and shall not be located over any public easement or right-of-way.

- b. Private swimming pools may be located appurtenant to residential dwellings or mobile homes on the same lot, provided said swimming pool is constructed or installed in a required rear yard. Swimming pools shall not occupy more than thirty (30) percent of a rear yard and shall not be nearer than five (5) feet to any side or rear lot line, and the swimming pool or the property on which it is located must be fenced in accordance with current city building codes and with section 65-19 to prevent access by small children. Swimming pools must also meet all applicable health and sanitary requirements.
 - c. In-ground swimming pools may be located in a rear or side yard, provided that no portion of the pool or pool equipment extends closer to an adjacent front or side street than the main structure facing that street, exclusive of unenclosed porches which project into a required front yard.
- (3) Retaining walls. Retaining walls may not be constructed over or across any street right-of-way or public easement and shall not constitute a traffic hazard as determined by the building and planning superintendent.

City of Jackson Building Codes

Pool installations shall comply with the 2015 International Swimming Pool and Spa Code.

Deck construction shall comply with the 2015 International Residential Code.

Barriers enclosing swimming pools shall be a minimum of 48” in height and shall meet the requirements set forth in the 2015 International Swimming Pool and Spa Code.

Direct access from a house or other habitable structure to a pool without an intervening barrier must have an alarm on all doors which access into the pool area. Alarms shall also be provided on all windows with a sill height of less than 48” above the finished floor which open into the pool area.

For complete construction regulations, please consult the 2015 International Swimming Pool and Spa Code.

City of Jackson Code Excerpt:

Sec. 43-70. - Swimming pool water disposal.

Swimming pools shall be equipped with facilities for completely emptying the pool, and the discharge of pool water shall not be directly connected to any storm drain, sanitary sewer, drainage system, seepage pit or underground leaching pit. Swimming pools shall drain into the nearest adjacent street by means of a discharge line of sufficient size to permit not more than two hundred (200) gallons per minute. Drain lines shall terminate at the street and at no time be permitted to cross adjoining property lines or discharge onto adjoining property. Permanent discharge lines may be buried six (6) to ten (10) inches below grade using rigid plastic pipe terminating at the street. This section does not apply to spas or hot tubs.