

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
Email: permits@jacksonmo.org



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:

- ✓ 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 - **(pools may not be filled until a final inspection is approved)**. Final inspections will not be approved until all the other inspections have been approved.

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.