

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.

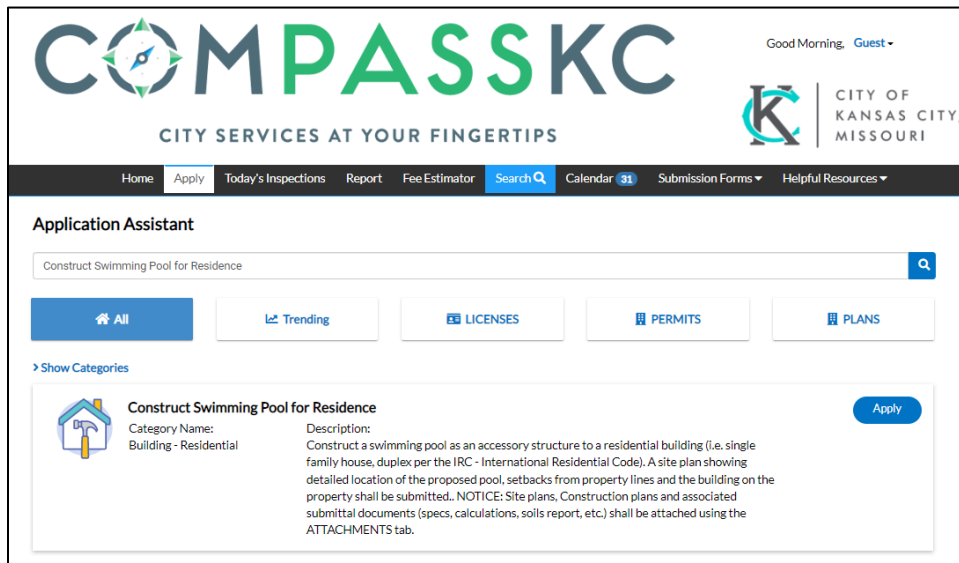
When is a permit required:

- 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 twenty-four (24) inches 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>



The screenshot displays the CompassKC website interface. At the top, the logo reads "COMPASSKC CITY SERVICES AT YOUR FINGERTIPS" with a navigation bar containing "Home", "Apply", "Today's Inspections", "Report", "Fee Estimator", "Search", "Calendar", "Submission Forms", and "Helpful Resources". The main content area is titled "Application Assistant" and shows a search bar with "Construct Swimming Pool for Residence" entered. Below the search bar are filters for "All", "Trending", "LICENSES", "PERMITS", and "PLANS". A "Show Categories" link is visible. The search results show a category for "Construct Swimming Pool for Residence" with a description: "Construct a swimming pool as an accessory structure to a residential building (i.e. single family house, duplex per the IRC - International Residential Code). A site plan showing detailed location of the proposed pool, setbacks from property lines and the building on the property shall be submitted. NOTICE: Site plans, Construction plans and associated submittal documents (specs, calculations, soils report, etc) shall be attached using the ATTACHMENTS tab." An "Apply" button is present next to the category.

Minimum Permit Submittal Requirements:

Submitted plans must include

1. A site plan showing drawn to 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 indicting 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 ten (10) feet horizontally of a swimming pool. No underground conductors may pass under or within five (5) feet 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 ten (10) feet 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 15 feet, whichever is less.
3. Pools shall be separated by ten (10) feet from the principal structure or any other accessory structure, measured from the edge of the pool, unless otherwise designed to be connected (e.g., a deck surrounding an above ground pool).
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 two (2) feet shall be enclosed by a protective fence of at least four (4) feet 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 4' 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 (ISPSC):

2018 ISPSC - Sections 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 48 inches 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 54 inches 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 54 inches and not less than 48 inches 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 approve 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- and two-family dwellings.