



Swimming Pools & Hot Tubs

Building Regulations Chapter 9 - 910.09 - Applications:

- **The application for a building permit to construct or erect a swimming pool shall be accompanied by plans of sufficient to show:**
- **Subd. 1 – The proposed location and size of the pool, the house and garage, fencing and other features existing on the lot, such as utility location of the above features on all adjacent lots;**
- **Subd. 2 – The locations, size and a statement as to the types of equipment to be used in connection with the pool, including but not limited to, filter unit, pump, wiring, heating unit, backflush and drainage outlet, fencing and the pool itself; and**
- **Subd. 3 – The finished elevations and final treatment around the pool.**

Permit Requirements

- A building permit shall be required for any swimming pool with a capacity of over five thousand (5,000) gallons or 24” of water depth.
- **Enlargement or Alteration.** A building permit shall be required for any enlargement or other major alteration of a swimming pool coming within this section or one that will come within this section because of the enlargement or alteration.
- **Accessory Structures.** A separate building permit unless included in the swimming pool permit, shall be required for any pump house, filter house, enclosure for the pool or any other structure erected in conjunction with a swimming pool. The structures shall conform to all provisions of the building code.

Setback Requirements

Private outdoor residential pools and hot tubs are permitted as an accessory use within the rear yard of the property. The size and location must meet zoning and setback requirements for that jurisdiction.

- 10 feet to street or alley right-of-way or required side yard setback whichever is greater
- 10 feet to property line for all pools and hot tubs
- 4 feet to any building on the same lot
- Mechanical apparatus shall be 30 feet to adjacent property structure and 5 feet to any lot line
- Pools and hot tubs cannot be located in a public easement or under overhead electrical lines

Fencing Requirements

- A non-climbable security fence of at least 4 feet in height shall completely enclose the pool area. The gates shall be of a self-closing and self-latching type, with the latch on the inside of the gate, not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use.
- Hot tubs must be secured either by the same fencing requirements for a swimming pool, or they shall have a locked cover when the hot tub is not in use.

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(Continued)

Lighting

Lighting for the pool and hot tub shall be oriented so as not to cast light onto adjacent properties.

Site Plan or Certificate of Survey required:

What is a site Plan?

A Certificate of Survey is required for new home construction if an existing property does not have a Certificate of Survey on file when applying for a building permit for a proposed addition, garage, deck or other structure, a new Certificate of Survey will need to be prepared. In some cases, the City may waive the survey requirement and allow the submittal of a Site Plan.

A Site Plan is a plan drawn to scale showing the uses, structures, and other features proposed for a specific parcel of land.

- A Site Plan should include the following information:
- Property lines with lot dimensions.
- Exterior dimensions of all existing and proposed structures, with dimensions to property lines.
- Existing property contours to sufficiently show current drainage from site and new proposed contours indicating drainage flow.
- Total existing and proposed impervious surface, including driveways, patios, pools, and structures.
- Location of all easements.
- If trees are to be impacted by the project, the location and size of any significant trees located on the site.
- Name, address and phone number of the property owner.
- Address of the construction site.
- North arrow and scale.

Attached is an example of a site plan and floor plan drawings on next page

Inspection Requirements

- Site inspection to check location and setback distances
- Manufacture installation instructions must be provided for inspection
- Electrical inspection by State Electrical Inspector when electrical power is provided to mechanical apparatus (separate permit required). To schedule inspections go to www.tokleinspections.com
If no internet access Call 763-754-2983 between 7AM and 8:30AM M-F.
- Final inspection to check for proper installation according to manufactures' installation requirements, safety and approval of State Electrical Inspector

Additional Resources

- Building Official: 651-792-7813 - Building Inspector: 651-792-7818
- The Building Department at 651-792-7800 may be able to provide the following information:
- A Survey or Plat Map.
- Planning Department for Zoning questions or aerial map of your lot at 651-792-7810.

Sample Site Plan

