



Why should you obtain a building permit?

Your home is an investment. If your construction project does not comply with codes adopted by your community, the value of your investment could be reduced. Property insurers may not cover work done without building permits and inspections. If you decide to sell your home that has modifications without a permit, you may be required to do costly repairs or alterations.

A property owner who can show that code requirements were strictly and consistently met with each construction project or major repair made to his/her property (as demonstrated by the City's building department's carefully maintained records) could have a strong ally if something happens to cause a potentially destructive and costly lawsuit.

For more information on the benefits of building permits, visit the City of Merriam's website, www.merriam.org or call the Merriam Community Development Department at (913) 322-5520.



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SWIMMING POOLS AND HOT TUBS

Guidelines for constructing
& maintaining pools and
hot tubs





Procedure

Construction of swimming pools and hot tubs require a building permit. Plans for swimming pools and hot tubs are evaluated according to the need for screening to protect privacy of neighboring property, compatibility of lighting and safety. Swimming pools and hot tubs may not be built in front of front building lines. The Building Inspector may deny the building permit application.

Guidelines

Submit a site plan which includes the exact location on the property of the pool or hot tub, all equipment associated with the pool or hot tub (e.g. electrical supply/disconnect, lighting, pool pump, filter, etc.), the size of the pool or hot tub, the distance to property lines, and the location of all overhead electrical/utility lines.

- A swimming pool is any structure intended for swimming or recreational bathing that contains water over 24" deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs, portable and non-portable spas, and fixed-in-place wading pools.
- Swimming pools must be completely enclosed with a fence or other permanent structure not less than 4 and not taller than 6 feet in height. This enclosure shall be provided with self-closing gates equipped with a self-

- latching device. The gate must be secured when the pool is unattended.
- The pool edge or hot tub cannot be closer than 10 feet to a side or rear lot line and not less than 10 feet from a residence or other structure.
- Swimming pools and hot tubs shall also be installed in strict accordance with the National Electrical Code (NEC).
- Alarms for doors/windows that separate pool as a barrier are required per AG 105.2 , section 9.2 in the 2006 International Residential Code.
- For hot tubs the Building Inspector may require the applicant to submit plans, which include the following: framing details including the species, grade, dimension, and spacing of all framing materials. Location of the hot tub in relation to property lines.
- No swimming pool or hot tub containing chlorine (> 0 parts per million), muriatic acid, or other chemicals used in the treatment or disinfection of water may drain to the street or storm sewer system.

Barriers for Hot Tubs/Spas

Hot tubs and spas require a barrier in the form of fencing, self closing and latching gates and/or an approved cover. Spas and tubs placed on decks over four feet in height may be protected by a gate or similar barrier which restricts ground level access.

In lieu of fences or enclosures, spas and tubs may be equipped with an approved safety cover. Each cover shall bear the Underwriters Laboratories (UL) classification, control number and the product or manufacturers name. The cover shall be evaluated to the American Society for Testing and Materials (ASTM) Standard F 1346.

Hot tubs on decks require engineering plans to address weight of full hot tub.

Fees

Permit fees depend on the total value of the project

Inspections

- Construction of a swimming pool-Electrical rough in-bonding.
- Final Inspection.
- To schedule an inspection please call 913-322-5520.

