



SWIMMING POOL GUIDE

ZONING REQUIREMENTS

A swimming pool is a permitted accessory structure if it meets the following requirements:

- Under 1,000 square feet of water surface area
- At least sixty percent (60%) of the wall structure is to be below ground level and no part of the wall structure is exposed to view
- Complies with all required property setbacks (this includes pool equipment too)
- No part of the pool deck shall be within 20 feet of the property line
- The closest point of water surface shall be a maximum of thirty (30) feet from the primary structure

*If the water surface area is greater than 1,000 square feet, if the wall structure is less than 60% below ground level, or if the pool is located further than 30 feet from the primary structure then a **CONDITIONAL USE PERMIT** is required. This permit requires three public meetings and is typically a 60-90 day process. Please call (314) 587-2827 for further information.

If the swimming pool cannot comply with the required property setbacks or greenspace then the pool either has to be redesigned or a **ZONING VARIANCE must be approved. Zoning variances are approved by the Board of Adjustment and a property hardship must be shown for an affirmative vote. Please call (314) 587-2827 for further information.

BUILDING PERMIT REQUIREMENTS

A **building permit application** must be submitted with the following:

- Two (2) sets of plans must be submitted for review.
- Signed and sealed construction plans shall include the following information:
 - Manufacturers make, model, and type if pre-manufactured
 - Reinforcing steel placement, steel diameter, and steel specifications (bonding locations)
 - Location, types of material, and height of access barriers
 - Circulation equipment and location
 - Drainage system
 - Audible warning system if utilized
 - Cross sectional view of the pool illustrating wall slope, floor slope, and depth
- Signed and sealed site plans shall include a north arrow, property lines and all known utility easements, (sewer lateral), site drainage, locations and specifications of decking, pool stairs, steps, ladders, handrails, seats, lighting, circulation equipment, dimensions, and all existing structures on the same property. Plans must include the location of pool equipment.
- For all projects that have a construction disturbance limiting exceeding 2,500 sq. ft. stormwater calculations and mitigation plan are required pursuant to Section 415.105 (<https://ecode360.com/31912653>). Signed and sealed plans shall include the following information:
 - Differential runoff calculations
 - Drainage area maps

- Direction of water flow
- Details for any detention device or structure
- All construction must meet or exceed the requirements of the 2018 International Residential Code, along with the 2018 International Mechanical Code and the current codes adopted by St. Louis County for Electrical if the pool is heated.
- All drains are to be VGB compliant to help reduce the risk of suction and entrapment dangers.
- All metallic parts within 5 feet of the pool, i.e. handrails, lights, ladders, pool frame are to be bonded to a common bonding grid with a solid copper conductor not smaller than #8.
- Overhead electrical lines must not be located above the pool and the area extending 10 feet horizontally from the inside walls of the pool. Underground wiring must not be located under the pool or within the area of 5 feet from the inside of the pool wall.
- All pools are required to have a barrier/fence of at least 48 inches in height, measured from finished grade. If the fence is a scalloped style the lowest point of the scallop must be at least 48". Openings shall be a maximum of 4 inches except the maximum vertical clearance between finish grade and the bottom of the barrier shall be no greater than 2 inches.
- All gates must swing out away from the pool and be self-closing and latching and be equipped to accommodate a locking device. Where the latch release is located less than 54 inches from the bottom of the gate then it must be located on the pool side of the gate at least 3 inches below the top of the gate and the gate and barrier shall not have an opening greater than ½ inch within 18 inches of the latch release.

For further building code questions please call (314) 587-2826

