INSPECTIONS

The City of O'Fallon requires the following inspections for pools:

IN GROUND POOLS

- ❑ Footing
- ❑ Electrical rough
- ❑ Final

ABOVE GROUND POOLS

- ❑ Electrical rough
- ❑ Final

Temporary construction fencing must be installed prior to filling the pool and shall be maintained until permanent enclosure is installed

NO POOL SHALL BE USED UNTIL THE PERMANENT ENCLOSURE IS INSTALLED AND FINAL APPROVAL IS GRANTED BY THE CITY.

Violations will be prosecuted to the full extent of the law which may result in fines up to a maximum of $500.00 per day and/or 90 days in jail.

The permit applicant is responsible to call for all required inspections. Construction must not lapse for longer than 6 months to maintain a valid permit.

(636) 379-5595 Inspection Line

Inspections called in by 4:00 p.m. will be on the next business day's schedule.

The City of O'Fallon's Community Development Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

Director of Building Safety

Permit fees:

Above ground = $50.00
Storable = $35.00
In ground = cost of construction X .0045(min $100.00)

City permit approval does not constitute subdivision approval. The City recommends you contact trustees in your subdivision for any subdivision requirements.

This is a general guide for pool installations within the City of O'Fallon, Mo. All code requirements are too extensive to list within this guide. For specific questions or further information requirements, please contact the

Building Safety Department at (636) 379-5660

Pool Guide

City of O'Fallon, Missouri
Building Department
100 North Main Street
O'Fallon, MO, 63366
(636) 379-5660
www.ofallon.mo.us

Obtaining a Permit

All pools constructed within the City limits require a permit prior to construction.

Separate fence permits are required for enclosure.

Property lines shall be marked to observe setbacks. Applications shall be submitted with a current plot plan, drawn to scale indicating: (see example #2)

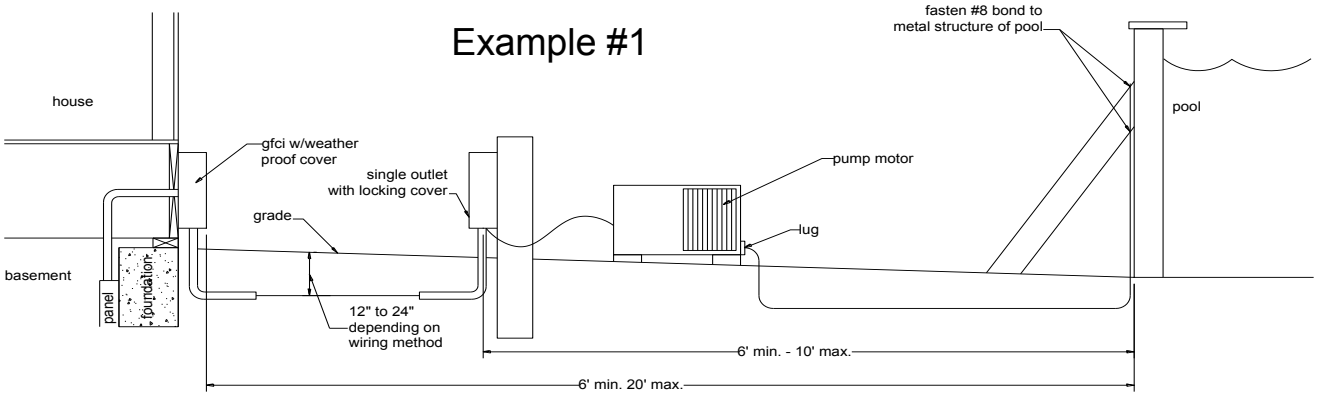
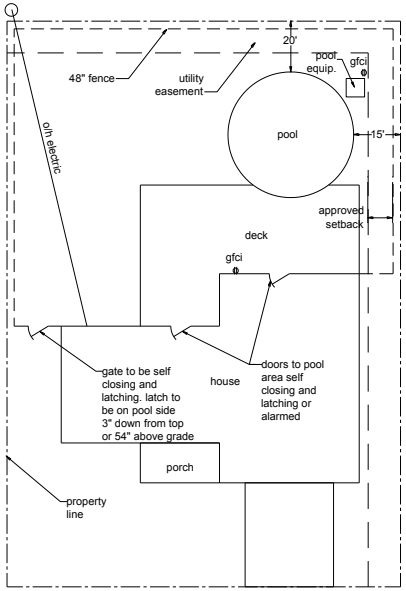
- ❑ Existing structures
- ❑ Proposed pool and pool equipment with distances to lot lines
- ❑ Location of all overhead wires which cross the property
- ❑ Location and height of the fence surrounding the pool area
- ❑ Location of all gates into the pool area
- ❑ Location of all GFCI protected outlets
- ❑ Easements and building lines
- ❑ Proposed drainage if changes will be made as part of the installation.

Construction Guidelines

- ❑ Pools, pool equipment and wood decks shall not encroach into the approved side yard setback and shall be 10-feet from rear property lines and may <u>not</u> cross into any easements.
- ❑ Pools must be installed in the rear yard.
- ❑ Pool areas must be enclosed with a minimum 48-inch high fence. (Check with the Building Safety Department on existing fences) **<u>Pool shall not be filled until temporary fencing is installed.</u>**
- ❑ Gates into a pool area must open out away from the pool area and must be self-closing and self-latching with latches installed 54" above grade or 3" down from top of fence on the pool side. Double equipment gates with locks are exempt from this requirement.
- ❑ All doorways from the house to the pool area must have an alarm, separate from a home security system, that will sound when the door is opened or be self-closing and self-latching.
- ❑ All electric pool equipment must be GFCI protected and installed a minimum 6' from the pool edge with a single locking cover and grounding type receptacle. No outlets are permitted within 6 feet of the pool, and no switching or disconnecting means within 5' of the pool, but must be within sight.
- ❑ In addition to the GFCI protected outlet for the pool equipment, a GFCI protected convenience outlet is required not closer than 6-feet but no more than 20-feet from the pool edge.
- ❑ Overhead power lines must be at least 10-feet horizontal from the edge of the pool or 22.5 feet in any direction of the waters edge.
- ❑ All metallic parts of the pool structure and the surrounding area, along with a perimeter bond loop shall be bonded with a #8 copper wire.
- ❑ Pool heaters shall be equipped with an accessible on/off switch, also heated pools shall be equipped with a vapor retardant cover on or at the water surface.
- ❑ Pool heaters and pumps shall be equipped with automatic timers.
- ❑ Silt control to be installed and maintained until vegetation is reestablished.
- ❑ It is not permitted to alter the flow of water to or from adjacent properties.

<u>Pools enclosures are critical in protecting lives of children and pets. Make sure an enclosure is installed prior to filling the pool.</u>

Example #1



Example #2 - Plot Plan