



POOL/HOT TUB INFORMATION

PLEASE REVIEW THE INFORMATION BELOW PRIOR TO INVESTING IN YOUR POOL OR HOT TUB TO ENSURE YOU SELECT A POOL SIZE AND TYPE THAT WILL BE WITHIN THE LIMITS OF CITY ORDINANCES.

Last revised June 2020

Per the 2015 International Swimming Pool and Spa Code (ISPSA), any type of swimming pool capable of holding 24 vertical inches of water, including inflatable pools and hot tubs, requires a building permit. Click here to view the code for free: <https://codes.iccsafe.org/content/ISPSA2015>. Pools must meet both the zoning and building code requirements. State permits for plumbing and electrical may also be required. ***Below are general building and zoning requirements, however, additional requirements may apply depending upon your pool's size and type, and the characteristics of your property.***

The applicant is responsible for reviewing the codes and preparing the information for the permit application. If you need additional guidance on your project, please consult with a licensed contractor, architect, or engineer. City staff can provide general information, but we cannot make specific recommendations for individual projects.

GENERAL INFORMATION ABOUT BUILDING CODE REQUIREMENTS:

- Above ground pools **below** 48" tall: A barrier around the pool will be required at all areas affording access to the pool in accordance with the [2015 ISPSA](#).
- Above ground pools **over** 48" tall: A locking gate or a locking ladder into the pool is required in accordance with the [2015 ISPSA](#).
- Below ground pools: A barrier around the pool or cover over the pool will be required in accordance with [2015 ISPSA](#).

GENERAL INFORMATION ABOUT ZONING CODE REQUIREMENTS:

In the City of Mason, the zoning ordinance treats pools/hot tubs as accessory structures. [Per Sec. 94-173\(e\)](#): *Pools used for swimming or bathing shall not be located in any front yard and shall conform to the applicable yard and setback requirements for an accessory structure. **In no instance shall a swimming pool be located closer than ten feet from any property line.** Any fencing, barriers, and structures shall comply with the state construction code and county health department specifications. Any lights used for illumination of a swimming pool shall be arranged or shaded so as to reflect light away from adjoining premises.*

And per [Sec. 94-173\(g\)](#): *If connected to the principal structure, an accessory structure shall be made an **integral part*** of it, and shall comply in all respects with the requirements applicable to the principal structure. An accessory structure **not attached and not made a part of the principal structure shall not be nearer than ten feet from any other structure** on the same lot and shall also comply with the front, rear and side yard requirements of this chapter. The total lot coverage of all accessory structures **shall not exceed 35 percent of the area** of any rear yard.*

***Integral** - When a pool is to be less than 10 feet from the house or adjacent to a deck, it must be integrated (not necessarily attached) with the principal structure in a manner that meets the requirements of Section 703 of the [2015 ISPSA](#). You may be required to provide sketches demonstrating how you will meet the code.

Per [Sec. 94-172\(d\)\(2\)](#): Fences or walls shall have a maximum height of six feet and shall be ornamental in design. No fence or wall with a height greater than three feet shall be constructed in the front yard of a residential building.