



Building Department Construction Requirements

Residential Swimming Pools, Hot Tubs and Spas

General Application Process	<p>Applications for permits can be located on the City’s website (dardenneprairie.org) or at City Hall. Completed applications, with the required paperwork attached, should be submitted to the Permit Clerk at City Hall or faxed to 636-625-0077. If the Building Inspector approves the plans, the applicant will be notified that approval was given and may then pick up the permit at City Hall. The permit fee is due at the time the permit is picked up. All construction in the City must be accomplished in accordance with the 2003 International Residential Building Code, which dictates the design standards. It is the applicant’s responsibility to ensure all construction is in compliance with the adopted code, as well as the standards set out below.</p> <p>City permit approval does not constitute subdivision approval. Please contact your Subdivision HOA or trustees for any subdivision requirements.</p>
Required Attachments	<p>All swimming pools that hold more than 24 inches of water or are 250 square feet (or more) require a permit from the City of Dardenne Prairie.</p> <ol style="list-style-type: none"> 1. Two (2) copies of a current site plan, which includes: <ul style="list-style-type: none"> • Existing structures • Proposed location of the pool and pool equipment • Pool enclosure barrier (type, location, and height) 2. Detailed pool plans with pool specifications and structural calculations 3. Pool company information (name and address) <p><i>**If a deck is to be build accessing the pool, submit the appropriate deck plans/application form</i></p>
Permit Fee	Permit Fee: \$150.00
Site Restrictions	<p>Easements for various purposes are routinely platted. It is the applicant’s responsibility to ensure that the proposed construction does not encroach onto any easements. All construction must be located in compliance with the same side yard setback distance as required by the zoning district for the house. 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.</p>
Construction Requirements	<ul style="list-style-type: none"> ▪ All electrical receptacles must have GFCI protection. ▪ All electrical work must be performed in accordance with NEC by a certified/licensed electrician. ▪ The pool must be protected on all sides by an enclosure at least 48 inches in height. ▪ The top of the barrier shall be at least 48 inches above finished grade and should be measured on the outside of the fence. The maximum clearance between finished grade and the bottom of the barrier is 4 inches. ▪ Solid barriers shall not contain indentations or protrusions. Barriers containing horizontal members spaced less than 45 inches apart must have those members located on the side of the barrier facing the pool. Decorative cutouts must not exceed 1¾ inches in width and spacing between vertical members may not be more than 1 ¾ inches. ▪ Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. The mesh of chain link fences must not exceed 2¼ inches square unless the fence is provided with slats fastened at the top and bottom which reduce the openings to no more than 1¾ inches. ▪ All access gates must swing out away from the pool, be self-closing and self- latching. Secondary gates for utility use must comply with this code or locked at the time of final inspection. ▪ The gate latch must be a minimum of 54 inches above grade. If lower, it must be on the pool side of the gate, at least 3 inches below the top of the gate and any opening within 18 inches of the latch must not be larger than ½ inch. ▪ If the house is one of the barriers to the pool, you must have audible alarms on all doors

	<p>leading to the outside. The alarm must sound within 7 seconds of the door opening and must sound for a minimum of 30 seconds. The alarm is required to have a sound pressure of 85 dba at a distance of 10 feet.</p> <ul style="list-style-type: none"> ▪ A receptacle that provides power for a pump motor shall be permitted between 5-10 feet from the inside wall of the pool shall be GFCI protected and be a single locking and grounding type. Pump receptacle does not have to be a locking type if it is more than 10 feet from inside of pool wall. ▪ For <i>all pools, outdoor spas and hot tubs</i>, at least one general purpose 125-volt receptacle shall be located a minimum of 10 feet from and not more than 20 feet from the inside of pool wall. This receptacle must be not more than 6 feet 6 inches above floor platform or grade level serving <i>the pool, spa or hot tub</i>. ▪ Table E4103.5 in the IRC states overhead power conductors must be at least 22 feet clearance in any direction to the water level, edge of water surface, base of diving board or permanently anchored raft. Clearance in any direction from a diving platform is 14 feet. ▪ If house is on septic, layout must be approved by Building Department. ▪ All in-ground pools require Missouri Architect or engineer's seal on drawings. ▪ All <i>above ground pools</i> must be at least 4 foot high completely around the pool. ▪ Where an <i>above-ground pool</i> is used as a barrier and the means of access is a ladder or steps then the steps shall be capable of being <i>secured, locked or removed</i> to prevent access. ▪ <u>All fencing and barriers must be in place before filling pool with water.</u>
<p>Required Inspections</p>	<p>Swimming Pools</p> <ol style="list-style-type: none"> 1. Excavation and/or footing 2. Electric, bonding, and plumbing rough in 3. Final inspections are needed when the project is completed. <p><u>Swimming Pool Final Will Not Be Done Without a Fence.</u></p> <p>Hot Tubs and Spas</p> <ol style="list-style-type: none"> 1. Electrical and plumbing rough in 2. Final Inspection <p>Hot Tubs and Spas follow the same permit and installation requirements as pools Hot tubs and spas can use an insulated cover as a barrier. The cover must have a securing device that connects the cover to the outer structure.</p> <p>While many contractors will arrange for the inspections, it is ultimately the property owner's responsibility. Call 636-561-1718 extension 0 for inspection appointments.</p>

Many types of professionals are available to assist with design/planning services. You may want help drafting the final working drawings or a professional critique of your own final plan before you begin construction.

This brochure is not all inclusive of regulations, covenants, conditions or restrictions which may affect your project.

To obtain further information, please contact the Building Inspector at 636-561-1718 x8.