

DEPARTMENT OF PUBLIC WORKS  
Building Inspection Division



July 13, 2005

MEMORANDUM

**Bulletin G-15-05**

To: All Permit Applicants

From: Thomas H. Goldsbury, P.E., C.B.O.  
Chief, Building Inspection Division

**Subject: Clarification to Swimming Pool Location Requirements**

Zoning, Building Inspection and the Development Management Group all have various requirements with regard to placement of a residential swimming pool. The intent of this Bulletin is to clarify some of the location requirements with regards to a standard residential lot. Waterfront lots, corner lots, dual frontage lots are not standard lots and may have other specific requirements. Just because one authority may allow a certain location does not mean you will meet all the requirements. Make sure you coordinate with all three.

Building Inspection Division

1. The structure of a pool must be away from the side of a **structure** a distance equal to **the depth of the pool at that point, plus one foot**, unless specifically structurally designed for the side pressure.
2. The structure of a pool must be away from the side of a **property line** a distance equal to **the depth of the pool at that point**, unless specifically structurally designed for the side pressure.
3. For your convenience, if a footing is going to be installed as part of the swimming pool permit for a future enclosure, a required footing inspection will be added to the pool permit.

Zoning - Pool with Enclosure

1. If the enclosure is attached to the primary structure, it must meet all required setbacks (side yard, rear yard) for that zoning district.
2. If the enclosure is not attached to the primary structure;
  - a. If the enclosure is more than five feet away from any structure on the lot, the enclosure may be installed up to three feet from the property line.
  - b. If the enclosure is less than five feet from any structure on the lot, it is considered part of that structure and must meet all required setbacks for that zoning district.

Zoning - Pool without Enclosure

1. If the pool structure is more than five feet away from the any structure on the lot, the pool structure may be installed up to three feet from the side and rear property line. (Zoning considers swim-outs, steps, etc as part of the pool structure)
2. If the pool structure is less than five feet from any structure on the lot, it is considered part of the structure and must meet all required setbacks for that zoning district.

Development Management Group

1. Any pool structure or vertical structure (i.e. screen enclosure, etc.) must be kept out of any easement.
2. Although not recommended, pool decking may be installed in a utility easement.
3. No pool structure or decking may be installed in an "Unobstructed Easement".

Xc: James Schock  
Brenda Charles  
Mike Sands

