



Building Department
98 E. Third St.
Manteno, IL. 60950
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SWIMMING POOLS & HOT TUBS

BUILDING PERMIT

A building permit is required **before** construction begins.

CONTRACTOR LICENSING

All contractors who work in the Village must be licensed.

Information to be submitted when applying for permit:

1. _____ A plat of survey for the property.
2. _____ Indicate location and dimensions of all existing structures on plat.
3. _____ Proposed pool or hot tub location on the lot, specifying distance to lot lines, house, and other structures on the property.
4. _____ Pool and apron dimensions.
5. _____ Existing utility locations (overhead or underground).
6. _____ Details of electrical installation (location of power for pump).
7. _____ Location and type of safety barrier.
8. _____ Heater type, (if any).
9. _____ Specify pool type (above ground or in-ground).

Subdivision Covenants: The owner is responsible for any covenants your subdivision may have regarding pools. Please check with your Homeowners Association prior to obtaining the building permit.

Inspections Required:

- Stake out
- Pre-pour & grounding (In-ground pools)
- Pool final
- Heating final (If a gas heater is installed)
- Electrical final (Leave 2 feet of trench open on each end for inspection of buried pipe/wire)

Location:

- All pools and hot tubs must be placed behind the primary structure in the back- yard, or side yard of a corner lot.
- All corner lots shall be considered as having 2 front yards.
- No portion of any private swimming pool, hot tub or appurtenant equipment (including pumps, filters and heaters) shall be located at a distance less than five feet (5') from any side or rear property line.
- No part of any pool, pool apron or hot tub shall be placed in any easement or in any front yard.

Maximum Lot Coverage:

- In all residential districts, the total of all accessory structures shall not exceed ten percent (10%) of the total lot square footage.

Maximum Area Coverage:

- The total of all buildings, structures, sidewalks, parking areas or other hard surfaces shall not exceed sixty percent (60%) of the total lot square footage.

Electrical Service Clearances:

- Pools shall not be placed within five feet (5') of any underground electrical service wires.
- Pools shall not be placed within ten feet (10') horizontally of any overhead service wires.

Electrical Requirements:

- All electrical devices used in conjunction with or connected to pools must be grounded and protected by an approved ground fault interrupt circuit type outlet.
- All GFI outlets must have a weather-proof "bubble-type", in-use plastic cover and must be securely mounted a minimum of sixteen inches (16") above ground and a minimum of six feet (6') from the wall of the pool.
- The pool pump motor bonding terminal must have a #8 copper wire attached to a properly installed ½" x 8' copper ground rod attached with the proper clamp.
- Minimum #12 gauge wire or larger, as necessary, based on equipment requirement.
- Twist-lock plugs must be plugged into a twist-lock outlet directly without the use of an adapter.
- The pool pump plug wire cannot exceed three feet (3') in length.
- All in-ground pools shall have any piece of metal properly bonded using a minimum #8 AWG bare copper wire, including but not limited to ladders, rails, diving board & slide anchors, pool edges, rebar, wire mesh, etc.

Trench Depth Requirements:

- Gas supply piping and electrical conduits can be placed in the same trench.
- Gas supply piping shall be buried a minimum of 12" deep.
- Electrical piping (PVC or rigid) shall be buried a minimum of 12" deep.
- Underground rated electric cable shall be buried a minimum of 18" deep.

Gas Heater Requirements:

- All gas lines must have a correctly installed drip leg, as well as a shut off at the heater.
- All gas piping must be of an approved material.
- Steel Pipe must have a protecting coating on pipe and fittings where installed below ground.

Barrier Requirements:

- All pools having a capable depth to two feet (2') or more must adhere to the barrier requirements described herein.
- **Barrier requirements must be met prior to filling the pool or hot tub.**
- All pool barriers must be a minimum of 48 inches in height.
- If the pool wall is used as the barrier, and the means of access is a ladder or steps, the ladder or steps must be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the code.
- Gates shall be equipped with self-closing and self-latching devices designed to keep, and capable of keeping such gate securely closed at all times when not in actual use. Deck and stair gates should be installed at the bottom of the stairs and should swing out away from the pool. However, if design restrictions prevent the installation of the gate as described above, and the gate must be installed at the top of the stairs, that gate should swing in to prevent potential stair accidents.
- Openings in the barrier shall not allow passage of a 4-inch diameter sphere.
- Where a wall of the dwelling serves as part of the barrier, along with a fenced-in yard, doors with direct access to the pool shall be equipped with an audible alarm that sounds when the door is opened. [Alarm Exception: Hot tubs or pools with an approved manufactured safety cover meeting safety standards ASTM F 1346.]

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Unused Pools:

- Unused pools not occupied for a period of 30 days or more shall have an approved cover installed or be completely drained.