

BOARD OF TRUSTEES

Anthony M. Bartolotta,
Supervisor
Kim Markee, Clerk
Steve Thomas, Treasurer
Jeff Gilbert, Trustee
Sam Harris, Trustee
Marie E. Hauswirth, Trustee
Gary Wall, Trustee



5200 Civic Center Drive
Waterford, Michigan 48329-3773
Telephone: (248) 674-6238 Fax: (248) 674-4097
www.waterfordmi.gov
permitting@waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**

Jeffrey M. Polkowski, AICP
Director

Rick Hutchinson
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

Regulations for Private Swimming Pools

The term "private swimming pool" is defined as a structure having a depth of at least two (2) feet and a water surface area of at least one hundred and fifty (150) square feet, which is used for swimming or bathing in connection with a residence and available only to the family and private guests of the residence.

- **Placement**

- A swimming pool shall only be located within a rear yard. A swimming pool and its appurtenances must maintain a five (5) foot minimum setback from the rear and side yard property lines. For lakefront properties, swimming pools may be located within a lakefront yard, provided they do not exceed a height of four (4) feet above grade. Swimming pools must comply with the National Electrical Code 2017 regarding minimum clearance from electrical wires.

- **Fencing Requirements**

- Private swimming pools must be enclosed by a four (4) foot fence or barrier (48 inches from the finished ground level).
- **In-Ground Swimming Pools** must be enclosed by a fence that has a minimum height of 4 feet (48 inches from the finished ground level), which encloses the entire swimming pool or pool area. All gates must be self-closing, opening away from the pool and self-latching with the release mechanism located on the pool side of the gate.
- **Above-Ground Swimming Pools** must be enclosed by a fence which has a minimum height of 4 feet (48 inches measured from the finished ground level), which encloses the entire swimming pool or swimming pool area. All gates must be self-closing, opening away from the pool and self-latching with the release mechanism located on the pool side of the gate. Or, a barrier may be mounted on top of the swimming pool structure using the pool as part of the required 4-foot high barrier (maximum 4 inches vertical clearance between barrier and top of pool). A 4-foot high fence (barrier) shall surround a fixed or removable ladder or steps of the ladder or steps.

- **Fencing Specifications**

- Fences must be designed to withstand a horizontal concentrated load of 200 pounds applied on a one square foot area.
- Barriers shall be located as to prohibit equipment or other objects from being used to climb the barrier.
- Where a wall of a dwelling serves as part of the barrier, any door with direct access to the pool must be equipped with an alarm or the pool must be equipped with an approved power safety cover.
- If the barrier (fence) is composed of horizontal and vertical members having a distance between the tops of the horizontal members less than 45 inches, the spacing between the vertical members shall not exceed 1 $\frac{3}{4}$ inches in width.
 - If the distance between the tops of the horizontal members is more than 45 inches, the spacing between vertical members shall not exceed 4 inches.
- The maximum mesh size for chain link fences is 1 $\frac{1}{4}$ inch square unless provided with slats fastened at the top or the bottom, which reduce the opening to not more than 1 $\frac{3}{4}$ inches. For additional safety specifications, please contact Development Services.

- **Outdoor Hot Tubs**

- The same fencing regulations apply to outdoor hot tubs with the exception of those hot tubs designed to hold less than 24 inches of water or have an approved safety cover which remains in place whenever the hot tub is not in use.

- **Permit Requirements**

- **Building permits** are required for pools or hot tubs that are two (2) feet deep and have a water surface area of at least one hundred and fifty (150) square feet. Building permit applications must be submitted by mail or in person to Development Services along with 2 copies of site plans and 2 copies of construction plans. The fees are \$165 for Site and Plan Review. The Building permit fee is based on the cost of the project and will be assessed when the permit is approved and ready to be issued.
- **Electrical Permits** are required for all pool and hot tub installations, regardless of size or depth. Refer to National Electrical Code 2017 for specifications.
- **Plumbing and/or Mechanical Permits** may be necessary depending on the swimming pool accessories installed.

The fencing must be in place prior to filling the swimming pool and requesting the final inspection. Trades permits must have final inspections before requesting the final Pool inspection.