



City of Florissant

POOL PERMIT GUIDE

According to the 2021 International Residential Code (IRC) and 2021 International Swimming Pool and Spa Code

This document is meant to provide a general residential permitting guide and does NOT include all requirements.

GENERAL

1. A Construction / Building Permit is required for pools that are at least 25" inches deep. All pool permits require plan review.
2. All plans and work must comply with the **2021 International Residential Code** and **2020 National Electrical Code** and must be performed in a [workmanlike manner](#).
3. An Electrical Permit is also required for new circuits needed for the pool.
4. A Building Permit is valid for 180 days. It shall become invalid unless the work is started within 180 days after issuance. Extensions can be granted upon request with a \$40 fee.
5. City inspections will be assigned during plan review. Open pits must be surrounded by a high visibility construction fence / barrier.
6. In-ground pools have additional requirements not listed here. Consult a design professional.
7. Fees:
 - a. The cost for a permit will be no less than \$95 and is based on the total project cost. [City Code Section 505.010](#)
 - b. There is a \$40 fee for each submittal / plan revision.
 - c. There is a \$50 fee for extra inspections.
8. Discharging chlorinated pool water onto the ground or into a storm sewer is not permitted.
9. Before construction, call **1-800-DIG-RITE** to mark the location of the underground utilities.

CONSTRUCTION

LOCATION

1. All pools must be a minimum of five (5) feet from any lot lines and any building.
2. A pool cannot occupy more than 50% of the required rear yard.
3. Overhead electrical wires must **NOT** be located within 10' feet of the pool measured horizontally, or 22.5' feet measured directly to the water's edge or 27' feet above the water surface for higher voltage.
4. Underground service wires may not be located within 5' of a pool.

BARRIER

1. All pools must be surrounded by a barrier that complies with **2021 International Swimming Pool and Spa Code** – Chapter 305 [Barrier Requirements](#)
 - a. The pool wall can be a part of the barrier if it is at least 48” inches above grade.
 - b. The barrier may also include a deck, deck railing, deck gate, pool ladder or structure wall such as the house or garage.
2. All pool barriers must be minimum 48” high.
3. All gates must be self- closing and self- latching from 6” inches open.
4. Latches mounted on the **outside** of the gate must be **minimum 54” high**.
5. Latches mounted **on the pool side** of the gate must be **3” inches below the top** of the gate with **½” inch maximum openings** within 18” inches of latch.
6. If the house is being used as part of the pool barrier, **audible alarms compliant with UL2017 or self-closers** are required:
 - a. On windows with a sill less than 48” from the finished floor facing the pool area.
 - b. On doors opening up into the pool area.
 - c. Alarms must be 54” inches from the floor.
7. Removable / lockable stairs for on-ground pools must comply with “entrapment test” requirements of APSP 4. Details must be provided for review.

FENCE AS POOL BARRIER

1. Fences being used as a pool barrier must comply with section 305 of the International Swimming Pool and Spa Code and City Ordinances for fences.
2. Gates must be at least 48” high.
3. All fence members shall be constructed with the posts facing the area being enclosed. The good or finished side of the fence must face outwards.
4. Fences may be located on or with-in the property (lot) lines at the rear or side of all lots **other than corner lots**. On corner lots, no fence may be located in front of the 30’ foot building line on the street sides of such lots. [City Code Section 405.220](#)
5. No fencing may be located within any part of the front yard, with the exception of the Historic District and in Commercial Districts which require approval from the Planning and Zoning Commission.
6. All fencing must be installed as not to restrict or alter normal storm water runoff.
7. Fences designed to be electrically charged, razor-ribbon and barbed wire is prohibited.

ATTACHED DECKS

1. All decks must comply with International Residential Code Section 507, Swimming Pool Spa Code Section 703.
2. A slip-resistant surface is required.
3. The perimeter and entrance / stairs of an attached deck must comply as a barrier.
4. If the deck wraps around then it requires a 15" inch minimum walking space.
5. Decks must have $\frac{3}{4}$ " inch maximum separation to other walking surfaces and $\frac{1}{4}$ " maximum elevation difference.
6. No sharp corners or edges are permitted.

ELECTRICAL

1. Most pump / filters for above-ground pools require an installed GFCI, single receptacle within 3' feet of the pump. This will require a separate electrical permit to install.
2. Some pumps may come with a 12'-15' foot cord with integral GFCI built into the cord. This pump can be plugged in at the house. Cutting and replacing a pump cord is never permitted.
3. Above ground pools with a depth of 42" or greater must have an equipotential bonding ring / grid. It must be 18"-24" inches from the pool's edge, 4"-6" inches below grade, tied back to the pool (if metal), at four (4) equal points around the pool, and extend back to the motor casting. Bonding shall be a minimum #8 bare copper wire and must be bonded to the pool water through the skimmer.

DOCUMENTATION

1. Apply in the online portal: my.florissantmo.com. Supporting documents are uploaded in the portal during the application process.
2. Upload a site plan or Spot Survey drawn to scale including:
 - a. Proposed location of the pool with measurements to lot lines, power lines and all other structures.
 - b. Location of the chosen barrier, fencing and gates drawn on the site plan.
 - c. Location of overhead / underground electrical service lines and horizontal distance from pool edge.
3. Construction plans for a pool must include the following:
 - a. Pool dimensions, height above finished grade, depth and volume in gallons.

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- b. Pool construction details or manufacturer installation instructions.
- 4. Details for pump and filter system.
 - a. Include the capacity of the pump. Must be capable of filtering entire volume of pool water in 12-hour period or less.
 - b. Include electrical requirements of the pump.
 - c. Description of disinfection system to be used (automatic, manual chlorine, bacquecil, etc.).
- 5. Piping layout (if included), showing all pipe sizes and types of material being used. Indicate how the filter backwash will be connected to a sanitary sewer (not a storm sewer).
- 6. Plan of ground surface water drainage pattern showing where/how excessive dirt will be disposed.
- 7. Electrical details for receptacle(s), any new wiring, and bonding grid / ring.
- 8. New pool deck plans can be supplied with the pool plans.

HELPFUL LINKS

- 1. Online Permitting Portal: <https://my.florissantmo.com>
- 2. City of Florissant City Code: <https://ecode360.com/FL3301>
- 3. City of Florissant Website: <https://www.florissantmo.com>
- 4. 2021 International Swimming Pool and Spa Code: <https://codes.iccsafe.org/content/ISPSC2021P2>
- 5. 2021 International Residential Code: <https://codes.iccsafe.org/content/IRC2021P1>
- 6. USCPSC Safety Barrier Guidelines for Residential Pools (2017): <https://www.poolsafely.gov/wp-content/uploads/2017/08/Safety-Barrier-Guidelines-Pub-2017.pdf>

For further assistance call: (314) 839-7648, email: publicworks@florissantmo.com

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