

Swimming Pool & Spa



*This handout is for informational purposes only it should not be viewed as comprehensive..
The provisions of the City's adopted codes prevail.*

Document Submittal List

- Permit Application
- For above ground pool/spa, upload a plat of survey showing locations of all existing structures, utilities, and proposed location and dimensions of swimming pool/spa drawn in.
- For an in-ground pool, upload a site grading plan designed by an Illinois licensed civil engineer or land surveyor. Your designer may need to include in the site grading plan a stormwater BMP as discussed under Engineer Requirements.
- Upload construction plans and/or manufacturer's installation information, including materials, height/depth of pool/spa tub, the U.L. listing of heater and/or motor pump, and specific model to be installed.
- Copy of signed contract (not required if homeowner performing the work)
- Copy of electrician's license (not required if homeowner performing the work)
- Copy of plumber's license (not required if homeowner performing the work)
- Copy of plumber's letter of intent (not required if homeowner performing the work)

Failure to provide any of the above documents may result in processing delays.

General Information and Fees

- A permit is required for all pools over 24 inches in depth and/or greater than 250 square feet of surface provided they do not have a pump, filtration system, heater or other need for power.
- The application review period usually averages three weeks. The applicant will be contacted via email when the permit is ready for issuance and payment.
- If work commences prior to permit issuance, the building permit fee shall be doubled.
- A list of required inspections is provided at the time of permit issuance. Inspections can be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050).
- A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.

- Homeowners Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- It is the homeowner/contractor’s responsibility to have the underground utilities located not less than 48 hours before digging commences by calling J.U.L.I.E (811).
- Pool installations shall comply with 2021 IPSC, 2021 IRC, 2020 NEC
- Fees:

Single Family or Duplex Swimming Pool, Spa or Hot Tub Above Ground	150.00	Flat fee
Single Family or Duplex Swimming Pool, Spa or Hot Tub In Ground	250.00	Flat fee
Commercial or Public Hot Tub, Spa or Pool	Based on Valuation	Permit and plan review fees apply. Requires coordination with DuPage County Health Department

- Additional permits and fees for decks, patios, other structures, and/or plumbing/electrical work related to the swimming pool/spa equipment may apply.

Bond: A building bond is required at the time of building permit issuance and will be refunded upon completion and approval of the project in accordance with all applicable City Ordinances in the way it was initially submitted.

Single family residential – above ground pool	\$100
Single family residential – below ground pool	\$200
Multi-family/commercial – above ground pool	\$200
Multi-family/commercial – below ground pool	\$400

- Approved construction documents shall be available on site.
- Alterations to the approved plans must be resubmitted to the Chief Code Official in writing for review and approval prior to construction.

Engineering Requirements

The City of Warrenville adopted the [DuPage County Stormwater and Floodplain Ordinance](#) and administers its requirements in the review of permits. The requirements below may apply to your permit and a [Stormwater Management Certification Application](#) may be required.

- If 2,500 square feet or more of net new impervious area has been constructed on your property since 2013, a Post Construction Best Management Practice for stormwater

(examples include dry wells, rain gardens, bioswales) will most likely need to be installed as part of your project.

- A licensed professional engineer/land surveyor or other design professional may be required to create a site plan and BMP design.
- An as-built plan/final survey may also be required as part of the project.
- If your property contains **floodway, floodplain, wetlands or buffers**, contact engineering staff for requirements at The Community Development Department 630-393-3050.

Pool/Spa Location Requirements

- Pool/spa may be in rear yards only.
- Pool/spa and surrounding decks and/or patios shall not be in easements.
- The pool/spa shall be located a minimum of ten feet from any overhead electrical line and five feet from any underground electrical lines.
- Above-ground pool shall be a minimum of ten feet from a septic system; in-ground pool must be a minimum of 25 feet from a septic system.
- Pool/spa may not be closer than ten feet (10') to any lot lines.
- Required building setbacks (in feet)¹

Zoning District	Front or Corner Side Yard	Interior Side Yard	Rear Yard
R-1 & R-1A	40	20 ²	60
R-2	40	12.5 ²	60
R-3	35	10 ²	40
R-4	35	7.5 ²	35
R-5	30	5 ²	30
R-6	30	5	30

¹ Certain subdivisions approved as a Planned Unit Development (PUD) may have setback requirements different from those in this table e.g. Summerlakes

² Or 10% of the width of the lot, whichever is less.

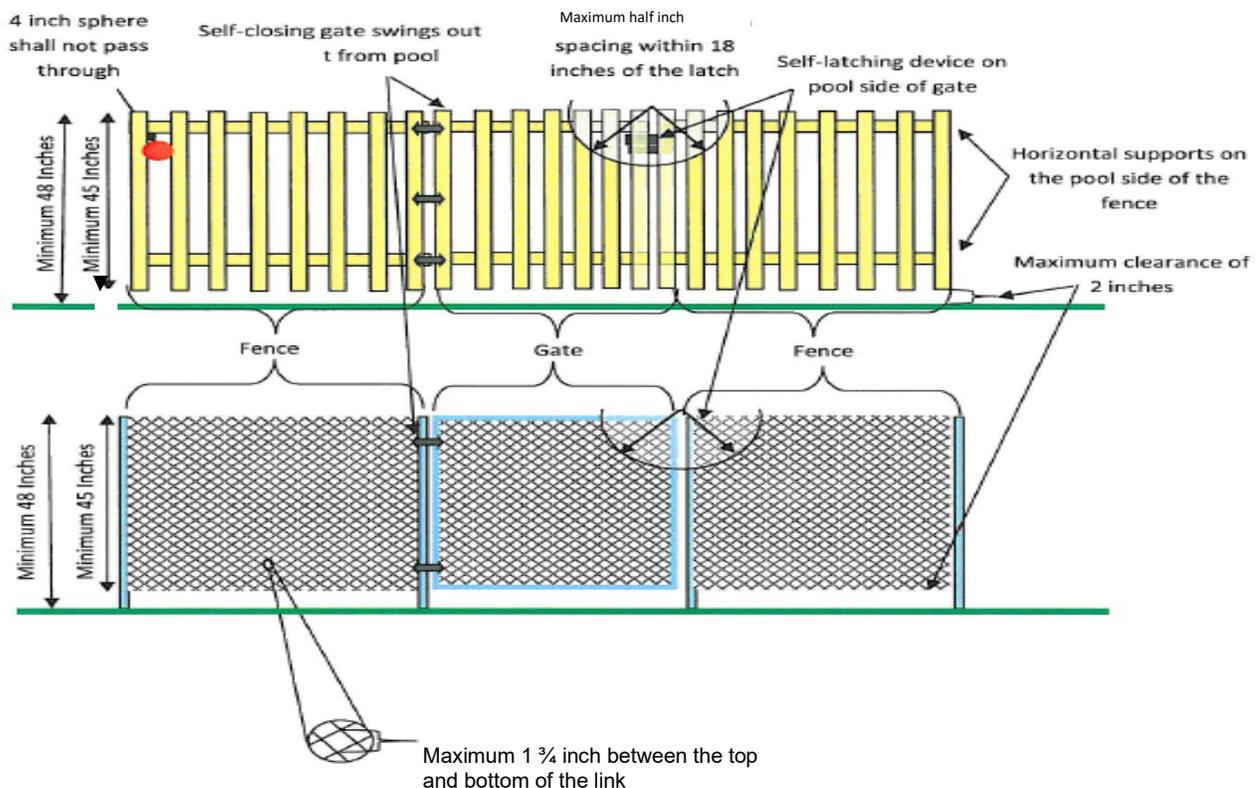
- The maximum lot coverage including pools and decking shall be as follows.

Lot Size	Max Lot Coverage, whichever is greater
>= 30,000 sf.	28% or 9,599 sq. ft.
>= 14,000 sf. and < 30,000 sf.	32% or 5,039 sq. ft.
>= 10,000 sf. and < 14,000 sf.	36% or 3,999 sq. ft.
>= 7,000 sf. and < 10,000 sf.	40% or 3,080 sq. ft.
< 7,000 sf.	44% without limitation on the number of square feet

Lot coverage measures the cumulative ground coverage of all non-permeable surfaces on a lot (driveways, house, shed, patio, deck, etc.) Planned Unit Developments and subdivisions may have specific lot coverage requirements.

Pool Fence and Barrier Requirements

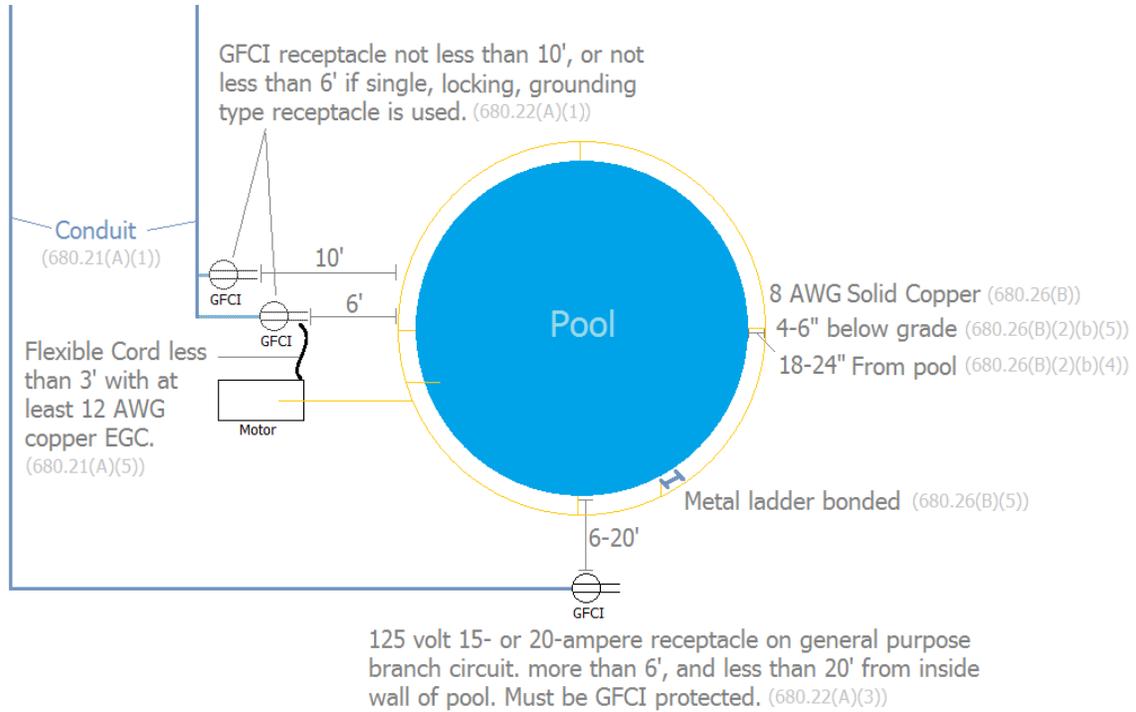
- Pool/spa shall be protected by a barrier of not less than 48 inches in height or by a safety cover that complies with ASTM F1346.
- Pool barriers may include fences, walls, gates, approved ladder-entry systems, approved safety covers, and above ground pool walls provided the pool wall is not less 48 inches above any point of the ground or other climbable structure and pool manufacturer allows for the pool wall to be a safety barrier.
- Vertical openings shall not allow passage of a four-inch sphere between slats.
- Chain link and similar fences shall not have an opening greater than 1-3/4 inches. Horizontal framing members shall not be less than 45 inches apart. (See Illustration below for details.)
- Access gates shall be self-closing and self-latching, and not less than 48 inches in height. The latching device shall be no less than 18 inches below the top of the gate/fence, with a half-inch maximum open slat spacing or link opening. Latches shall be installed on the pool side of the gate.
- Alternatively, a latching device with a minimum releasing operation height of 54 inches may be installed.



- An approved alarm system shall be required where a door or operable window provides access to the pool/spa.
- Glass, windows, and doors within 60 inches of any pool/spa wall shall be considered hazardous and must be provided with safety glazing.

Electrical Requirements

- All metal parts, including but not limited to the pool structure, ladders, diving boards, fences, railings, pipes, motors, and heaters, located within the pool and within five feet of the pool, must be bonded together with not less than a No. 8 AWG bare copper conductor. *See illustration below.*
- Any pool capable of holding water in a depth greater than 42 inches, is considered a permanently installed pool, and thus is required to be provided with perimeter bonding with No. 8 AWG bare copper bonding conductor not more than three feet, measured from the inside pool wall.
- The required bonding is intended to reduce voltage gradients and is not required to be attached to panelboards, service equipment, or grounding rods.
- The branch circuits for pool motors shall be installed in rigid metallic conduit buried not less than six inches below grade, or in rigid non-metallic conduit (PVC) buried not less than 18 inches below grade.
- A separate insulated copper equipment grounding conductor not less than No. 12 AWG for 15 and 20-amp circuits and No. 10 for circuits up to 60 amps, shall be provided in flexible and non-metallic conduits.
- Electrical circuits and receptacles located within 20 feet of the inside pool wall shall be GFCI protected.
- Electric service for pump and filter (and any pool lights) shall be on a dedicated GFCI-protected circuit.
- A disconnecting means for all ungrounded conductors shall be provided within sight of the equipment served, but not closer than five feet of the pool wall.
- Receptacles for water pump motors or other loads directly related to the circulation and sanitation system shall be located at least ten feet from the inside walls of the pool, but not less than five feet from the inside walls of the pool, provided they meet **all** the following conditions:
 1. Consist of single receptacles
 2. Employ a locking configuration
 3. Are of the grounding type
 4. Have GFCI protection
- Light fixtures shall not be installed over the pool or within five feet of the inside walls of the pool unless the light fixture is at least 12 feet above the water level of the pool and GFCI protected.



Pool Location Illustration

