

Swimming Pools & Spas

*This handout is for informational purposes only.
The provisions of the City's adopted codes prevail.*



Document Submittal List

- [Permit Application for Construction or Use.](#)
- Upload a plat of survey showing locations of all existing structures and utilities and proposed location and dimensions of swimming pool/spa drawn in.
- Upload constructions 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.

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 or greater than 250 square feet of surface.
- The application review period usually averages two weeks. The applicant will be contacted 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).
- Fees:

Plan review fee	\$30 up to 400 square feet, \$40 up to 1000 square feet, \$50 up to 1,600 square feet
Building permit fee	\$6.00 per \$1,000 valuation, minimum \$30.00

- 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 manner in which 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

- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- Approved construction documents shall be available on site at all times.
- Alterations to the approved plans must be resubmitted to the Chief Code Official in writing for review and approval prior to construction.

Pool/Spa Location Requirements

- Pool/spa may be located in rear yards only.
- Pool/spa and surrounding decks and/or patios shall not be located in easements.
- 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

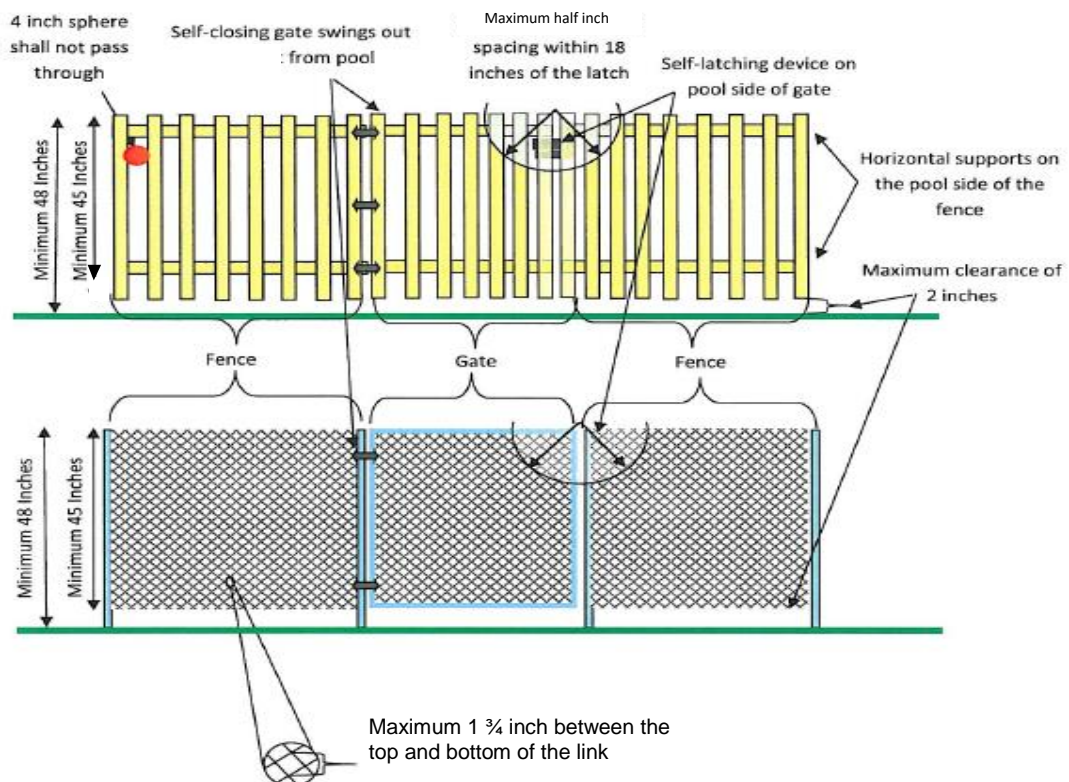
² Or 10% of the width of the lot, whichever is less.

- Maximum lot coverage including pools and decking

Lot Size	Max Lot Coverage
>= 30,000 sf.	18%
>= 14,000 sf. and < 30,000 sf.	22%
>= 10,000 sf. and < 14,000 sf.	26%
>= 7,000 sf. and < 10,000 sf.	30%
< 7,000 sf.	34%

Pool Fence and Barrier Requirements

- Pool/spa shall be protected by a barrier of not less than 48 inches in height.
- 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.
- 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.
- Alternately, a latching device with a minimum releasing operation height of 54 inches may be installed.
- An above-ground pool not surrounded by a fence may have access protected with a removable or retractable ladder designed and manufactured for an above-grade pool and approved by the City's Chief Code Official
- 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.
- 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, filter, and/or 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 that provide power 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, or not less than five feet from the inside walls of the pool, provided they meet all of 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.