



CITY OF LIMA, OHIO

David J. Berger, Mayor

Lima, Allen County Building Department

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Policies and Permit Requirements for Residential (Non-Commercial) Swimming Pools, Spas, & Hot Tub



This document is intended to provide homeowners with easy-to-understand guidelines for the installation of swimming pools, spas, and hot tubs within the City of Lima.

For purposes of City Code, a “Swimming Pool” is defined as: “Any structure intended for swimming or recreational bathing that contains water over 24” inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.”

General Requirements:

- **Swimming Pools over 24”** inches deep must have a barrier at least 48 inches above grade; a permanent wall or fence is considered a barrier. The maximum gap permitted between the grade (ground) and the barrier is 2” inches, and, for pool-mounted barriers, the maximum gap between the pool structure and the pool mounted barrier is 4 inches.
- **The Barrier design** generally must restrict one’s ability to gain access to the Swimming Pool.
- **For Above-Ground Swimming Pools, the pool wall may serve as the required barrier, but the pool wall must be** a minimum of 48 inches from grade, and the ladder or steps must be secured, locked or removed to prevent access. Where fixed stairs/ladders are used, the ladder/stairs shall be protected by a barrier.
- **Access Gates** must open outward away from the pool, be self-closing, and have a latching device. If the release mechanism is less than 54 inches from the bottom of the gate, it shall be located on the pool side 3 inches below the top of the gate, with no openings greater than 1/2 inch within 18 inches of the release mechanism
- **A Dwelling Wall may serve as a part of the required barrier** if one of the following are used:
 - A.** The swimming pool is equipped with a powered safety cover in compliance with ASTM ES 13-89; **or,**
 - B.** All doors with direct access to the pool through that wall are equipped with an alarm that produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall not last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54” inches above the threshold of the door; **or**
 - C. Other** means of protection, such as self-closing doors with self-latching devices, which are approved by the building official, may be acceptable so long as the degree of protection afforded is the same as in **A.** or **B.** described above.

Swimming pool fencing:

When stockade-type fencing is used as the barrier material and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches.

When the distance between the tops of the vertical members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence, to keep children from climbing the fence like a ladder to enter the pool area. Spacing between vertical members of this lattice-type of fence shall not exceed 1 ¾ inches in width.

The maximum vertical clearance between the level ground and the bottom of the barrier shall be no greater than 2 inches, again measured on the side the barrier that faces away from the pool.

When lattice-type fencing is used as the barrier material, the maximum opening formed by the diagonal members shall not be more than 1 ¾ inches.

If chain link fencing is used, the maximum mesh size shall be 1 ¼ inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1 ¾ inches.

Electrical work shall comply with National Electrical Code (NEC) Requirements, and an electrical permit is required.

Swimming Pool Permit Requirements:

Owner/s or authorized agent/s shall sign the permit application or provide a sworn affidavit giving permission for installation of swimming pool.

Residential application with pool information, along with plans and plot plans showing setbacks of a minimum of 5 feet from the rear and side yards, with additional setbacks required if vehicular vision clearance is an issue, as determined by the City Engineer.

Fencing information and location shall be provided with the permit application. Swimming pools shall be installed per the manufacture specifications, which shall be provided with the application.

No swimming pools exceeding 24 inches are permitted in a front yard.

Current permit costs for swimming pools:

Above Ground Swimming Pools: \$50.50 (Includes 1% tax).

Re-Installation of Swimming Pool Same for Same, including location: No permit Required.

Decks: \$50.00 plus \$0.05 per sq. ft., plus 1% tax.

Electrical Permit \$10.00 plus \$0.24 per amp of service size, plus \$4.80 per circuit under 30 amps, plus \$7.20 per circuit over 30 amps, plus 1 % State Tax.

In-Ground Swimming Pools: \$50.00, plus \$0.05 per sq. ft., plus 1% tax

Electrical Permit: \$10.00 plus, \$0.24 per amp of service size plus \$4.80 per circuit under 30 amps, plus \$7.20 per circuit over 30 amps, plus 1 % State Tax.

Amy Harpster, CBO
Lima-Allen County Building Department

CABO ONE AND TWO FAMILY DWELLING CODE

1992 EDITION

FOURTH PRINTING

UNDER THE NATIONALLY RECOGNIZED MODEL CODES

BOCA National Building Code

BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC. (BOCA)
4051 West Flossmoor Road
Country Club Hills, Illinois 60478-5795

Uniform Building Code

INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO) 5360 South Workman Mill Road
Whittier, California 90601

Standard Building Code

SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL, INC. (SBCCI) 900 Montclair Road
Birmingham, Alabama 35213-1206

Appendix F - BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

Section F-101 Application

The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

Section F-102 Definitions

For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Section R-118.

Above-ground / on-ground pool: See definition of swimming pool.

Barrier: A fence, a wall, a building wall or a combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

Hot tub: See definition of swimming pool.

In-ground pool: See definition of swimming pool.

Residential: That which is situated on the premises of a detached one-or two-family dwelling or a one-family townhouse not more than three stories in height.

Spa, non-portable: See definition of swimming pool.

Spa, portable: A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product and which is cord-connected (not permanently electrically wired).

Swimming pool: Any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

Swimming pool, indoor: A swimming pool which is totally contained within a structure and surrounded on all four sides by walls of said structure.

Swimming pool, outdoor: Any swimming pool which is not an indoor pool.

Section F-103 Requirements

F-103.1 Outdoor swimming pool: An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.
2. Openings in the barrier shall not allow passage of a 4-inch diameter sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for

normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches in width.
6. Maximum mesh size for chain link fences shall be a 1 1/4-inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches.
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 3/4 inches.
8. Access gates shall comply with the requirements of Section F103.1, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - a. The release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate; and
 - b. The gate and barrier shall have no opening greater than 1/2 inch within 18 inches of the release mechanism.
9. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:
 - a. The pool shall be equipped with a powered safety cover in compliance with ASTM ES 13-89; or
 - b. All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches above the threshold of the door; or
 - c. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by (a) or (b) described above.
10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:
 - a. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - b. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section F- 103.1, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch diameter sphere.

F-103.2 Indoor swimming pool: All walls surrounding an indoor swimming pool shall comply with Section F-103.1, Item 9.

F -103.3 Prohibited locations: Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

Section F-104 Exemptions

A portable spa with a safety cover which complies with ASTM ES 13 entitled "Emergency Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas, and Hot Tubs," 1989 edition, shall be exempt from the provisions of this chapter. Swimming pools, hot tubs and non-portable spas with safety covers shall not be exempt from the provisions of this chapter.