



CITY OF ST. JOHN

SWIMMING POOL & SPA REGULATIONS

Requirement of Permit – A permit must be obtained prior to the construction or placement of any swimming pool, hot tub or spa which can hold 24” of water or more. You must file an application for a permit. Include a description of the pool, construction plans if the pool is to be assembled, the location of the pool on the premise, information regarding the electric hook-up for filtering equipment, and all other necessary information to show compliance with code requirements.

Location – Private swimming pools shall not encroach on any front or side yards. A wall of a swimming pool shall not be located less than six (6) feet from any rear or side property line or ten (10) feet from any residence or street property line. Swimming pools shall not be installed within the required set-back distance required by Ameren Electric for overhead electric wires.

Drainage System – The swimming pool and equipment shall be equipped to be completely emptied of water and the discharge of water shall be disposed of in a manner that will not create a nuisance to adjoining property. Please be advised that federal regulations prohibit pool waste from being discharged into the storm sewers.

Accessories – The swimming pool accessories shall be designed, constructed, and installed so as not to be a safety hazard. Installations or structures for diving purposes shall be properly anchored to insure stability, and properly designed and located for maximum security.

Swimming Pool Safety Devices

Required Safety Barrier:

- Must be at least 48” in height above the finished grade on the outside of the barrier with no more than a 2” gap between grade and the bottom of the barrier.
- 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 itself, or mounted on top of the pool structure.
- No more than a 4” opening is allowed in a pool barrier.
- Solid barriers may not have indentations for climbing.
- If distance between horizontal members is less than 45” then horizontal members must be on the pool side.
- Chain link fencing is allowed a maximum opening of 2 ¼”
- Lattice maximum opening is 1 ¾”

Access Gate:

- Must be equipped to accommodate a locking device
- Must open outward
- Must be self closing and self latching

Latching Device:

- If less than 54” from bottom of gate
 - Must be located on the pool side
 - Must be a minimum of 3” below the top of the gate
 - Gate barrier may have no more than ½” opening within 18” of release mechanism

Wall of Dwelling as Barrier:

- Doors with direct access to pool must be equipped with an alarm which produces an audible warning when opened. The alarm must be listed in accordance with UL 2017. The deactivation switch must be at least 54 inches above the threshold of the door. OR
- The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346. OR
- Self-closing and self latching devices approved by the governing body and which afford protection not less than the degree of protection afforded by above safety barrier requirements.

Pool Wall as Barrier:

- Ladder or steps must be capable of being secured, locked or removed to prevent access
- Ladder or steps must be surrounded by a barrier which complies with the above requirements

**ST. LOUIS COUNTY PERMITS ARE REQUIRED FOR
ELECTRICAL, MECHANICAL OR PLUMBING. (314-615-5184)**

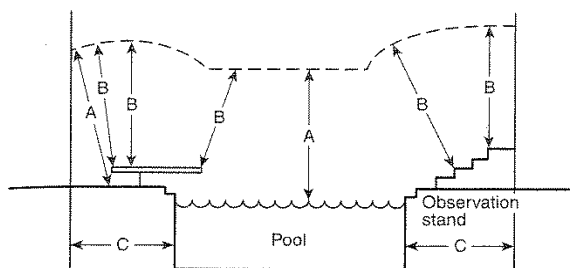


Figure 680.8 Clearances from Pool Structures.

Table 680.8 Overhead Conductor Clearances

Clearance Parameters	Insulated Cables, 0-750 Volts to Ground, Supported on and Cabled Together with a Solidly Grounded Bare Messenger or Solidly Grounded Neutral Conductor		All Other Conductors Voltage to Ground			
	m	ft	0 through 15 kV		Over 15 through 50 kV	
			m	ft	m	ft
A. Clearance in any direction to the water level, edge of water surface, base of diving platform, or permanently anchored raft	6.9	22.5	7.5	25	8.0	27
B. Clearance in any direction to the observation stand, tower, or diving platform	4.4	14.5	5.2	17	5.5	18
C. Horizontal limit of clearance measured from inside wall of the pool	This limit shall extend to the outer edge of the structures listed in A and B of this table but not to less than 3 m (10 ft).					



CITY OF ST. JOHN
8944 ST. CHARLES ROCK ROAD, ST. JOHN, MO 63114
TELEPHONE (314) 427-8700 #3 FAX (314) 427-6818
www.cityofstjohn.org

BUILDING PERMIT APPLICATION

TWO SETS OF PLANS must be submitted with your building permit application.

Address of Project: _____ Date: _____

Owner Information:

Contractor Information:

Name _____

Name _____

Address _____

Address _____

Phone _____

Phone _____

E-Mail Address _____

E-Mail Address _____

TYPE OF CONSTRUCTION: _____

DESCRIPTION OF PROJECT: _____

COST OF CONSTRUCTION _____ (Inspector use- Permit # _____)

Name of Applicant _____ Title _____

Phone _____ E-Mail Address _____

ELECTRONIC PLANS WILL NOT BE ACCEPTED AT THIS TIME.

PLEASE BRING IN YOUR COMPLETED APPLICATION, BOND FORM, SURVEY (IF REQUIRED), ALONG WITH TWO SETS OF PLANS TO THE CITY HALL.

Most permits for work on the exterior of the premises require boundary surveys. Please check with the clerk or the Building Inspector prior to submitting your plans to see if you will need to provide one. The survey should indicate the boundary of the property locating all improvements, such as buildings, drives, sidewalks, fences, the distance from the boundary lines to such improvements and the location of the proposed construction. Please ensure the corner pins for the premises are placed or exposed so as to be visible at the initial inspection.

This permit may not cover all other necessary permits

Please check with St. Louis County (314-615-7155) for electrical, mechanical and plumbing permit requirements.

All Commercial projects require approval from Community Fire District, (314-428-1128).



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8944 St. Charles Rock Road, St. John, MO 63114
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PROCEDURE FOR THE RETURN OF CONSTRUCTION PERFORMANCE BOND

Section 505.030.B of the Municipal Code of the City of St. John provides that a cash performance bond be provided at the time a building permit is issued. The cost of this bond is 10% of the total construction cost or \$100, whichever is greater. In order to have this bond returned you must meet the following conditions:

1. Obtain all inspections that your project requires. The attached permit has spaces marked by the Building Inspector which indicate what inspections are required for this project. When the inspection has been performed on each required phase, the inspector will sign off in the required space. *This document will be collected at the end of the project and submitted as proof that all required inspections have been performed.* **Failure to obtain all required inspections will result in the forfeiture of the performance bond.**
2. Complete the project in the time allowed. Each building permit is issued with a six month expiration date. All work must be completed and all inspections performed by that date. If more time is required to complete the project, a request for extension of time must be submitted, prior to the expiration date, in writing to the Building Inspector who may grant an extension in writing. **Failure to complete the project by the expiration date will result in the forfeiture of the performance bond.**

Any questions regarding this policy should be referred to the Public Works Director.

All refunds will be returned by mail.

Acknowledged:

Signature

Date

Print Name

Permit Number