

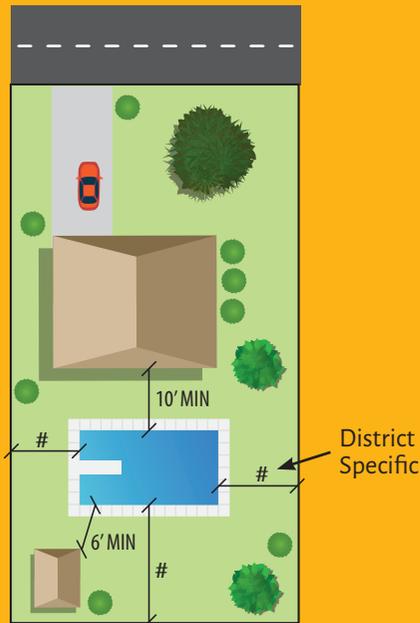
General Provisions

Accessory Structures and Accessory Storage Buildings

Accessory structures and accessory storage buildings shall be permitted incidental to the principal use, and shall not be used as dwelling units or involve the conduct of a business.

Permitted accessory structures include, but are not limited to, swimming pools, tennis and basketball courts, other outdoor residential recreational facilities, and open type structures like gazebos.

Any accessory structure that is not part of the principal structure shall be located on the same zoning lot as the principal structure, shall not exceed fourteen (14) feet in height, shall be located at least ten (10) feet from any dwelling situated on the same lot and at least six (6) feet from any other building or accessory building on the lot. Such accessory structures or accessory storage buildings shall comply to the stated yard requirements for accessory structures in each residential district.



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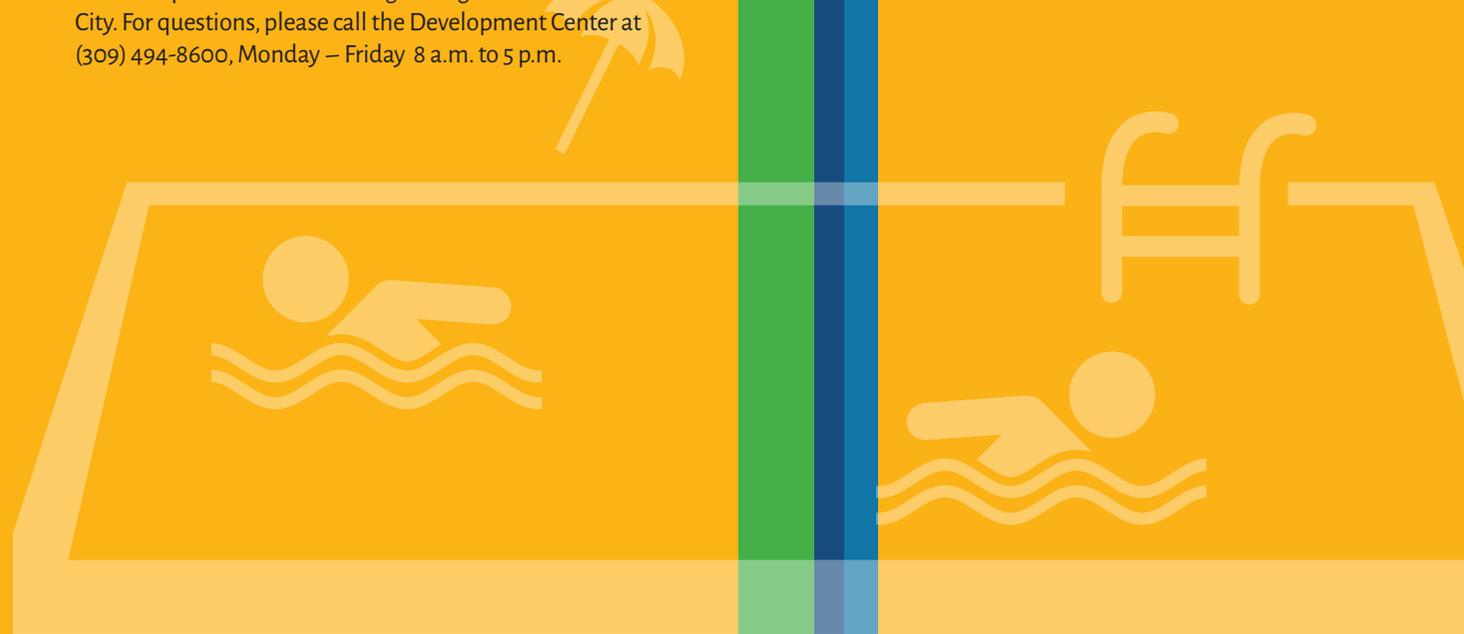
www.peoriagov.org/codes-and-ordinances

See Also: 2012 International Residential Code, Appendix G - Swimming Pools, Spas and Hot Tubs.

This document serves as a summary of the regulations and procedures and is intended for convenience only. It does not serve as a replacement of the ordinance itself. Please refer to the City of Peoria Code for complete requirements. Also, this document may not include regulations from other City of Peoria Departments or other regulating entities within the City. For questions, please call the Development Center at (309) 494-8600, Monday – Friday 8 a.m. to 5 p.m.

CODES & ORDINANCES

GUIDE TO SWIMMING POOLS



Community Development Department

419 Fulton Street, Room 300
Peoria, IL 61602
Phone: (309) 494-8600



Swimming Pools are permitted in residential zoning districts, but along with the enjoyment of a pool comes much responsibility. It begins with getting a permit for the pool, as required by the City of Peoria.

Applications for swimming pool permits must include a site plan that details property lines, existing structures on the property, shape and dimensions of the pool and location of mechanical equipment and deck. The applicant must identify all code compliant barriers.



City ordinance defines Swimming Pool as a private or public pool, tank, hot tub or other device for recreational use that is at least 24 inches deep.



Construction Responsibilities

Electrical

- ◆ Electrical permits are needed to power pumps, filters and lighting. Extension cords cannot be used. Plans must accompany applications for an electrical permit and list the location of outlets as well as grounding and location of wires



HVAC

- ◆ A separate HVAC permit is required for all heated pools



Pool Fencing

- ◆ The pool area must be fenced before any water goes into the pool. A construction barrier of at least 48 inches tall is required until a permanent fence is installed



Inspections



- ◆ Inspections are required during construction and a final inspection for a Certificate of Use must be made before a pool can be used. Using a pool before receiving a Certificate of Use can result in fines of up to \$500 a day

Safety Enclosures

Safety enclosures, including fences, are important responsibilities for pool owners in order to prevent drowning, particularly of children. Requirements include:



Barriers

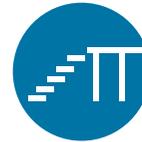
- ◆ The top of the barrier must be at least four (4) feet high and the bottom of the barrier must be no more than two (2) inches from the ground. Above ground pools with sidewalls at least four (4) feet high do not need a separate barrier if the ladder is removable and can be locked when not in use
- ◆ Must be non-climbable per International Residential Building Code, Appendix G, Section 105
- ◆ It is the responsibility of the permit holder to install code compliant barriers



Pool Gates

- ◆ Pool access gates must open away from the pool and be self-closing and latching and a minimum of 54-inches tall

Deck & Stairs



- ◆ A deck with stairs leading to the ground around a pool must have a 34 inch rail and pickets no more than four (4) inches apart. The rail on the end with stairs must be 48 inches. A gate is required with the latch on the pool side

- ◆ If used as a barrier, they must comply with the International Residential Building Code, Appendix G, Section 105

Doors

- ◆ If the house forms part of the barrier, all doors leading to the pool must be equipped with an alarm that sounds when the door is opened or a power safety cover must be installed for the pool. Switches to deactivate the alarm must be at least 54 inches from the floor



For more details on the requirements and responsibilities of owning a pool, please contact: Development Center at (309) 494-8600