Pools and Hot Tubs

Introduction

Residential Swimming Pools, Hot Tubs, and Spas

This Guide has been prepared to assist you in understanding the permitting and construction process for building an above-ground or in-ground residential swimming pool or hot tub in Clawson.

What to Know Before Installing a Pool or Hot Tub

Location — Overhead wires (electric, phone, cable) may not be located over a pool, diving structure, any pool platform or within 10 feet of the water's edge. All wires beyond 10 feet must be at least 22-1/2 feet above the ground, deck, patio, or other walking surface below the wires. It is recommended you verify the location of all underground utilities by calling Miss Dig at 1-800-482-7171.

Setbacks — All residential swimming pools and hot tubs must be at least 5 feet from the side and rear property lines, 10 feet from the home and shall not be located within any front yard. The setback distance is measured from the water's edge.

Drainage — Will the existing yard drainage be affected by the location of the proposed pool? All changes to the existing drainage must be provided on a Plot Plan. If large grade changes and/or slopes are proposed, retaining walls or special grading may be required. Pool Fences/Barriers to

Create an Enclosure — All residential swimming pools (and hot tubs not provided with a protective cover) must be protected by fences/barriers to create an enclosure to make the area inaccessible to small children. Enclosures may include approved fencing, the walls of a house, the walls of above-ground pools, gates, and door and window alarms.

Residential Lot Coverage — Clawson has standards for maximum lot coverage by impervious surfaces, and swimming pools are considered impervious coverage. Be sure to review Section 34-3.1.A.4 if your home is in the R-1 district or Section 34-3.1.B.4 if your home is in the R-2 district and check to make sure your pool fits.

Understand What to Expect

This Guide contains many procedures and requirements. We urge you to read through it completely as it may save you valuable time in completing your project. If you have questions or need clarification you can always contact the Building Department at 248-435-4500 ext.121. Helping you through the process as smoothly as possible is our primary goal.

Note: This is a guide and is not all inclusive of the Michigan Residential Building Code (MRC) or the International Swimming Pool and Spa Code (ISPSC). For complete details of all requirements, please consult those two Codes. The information in this Guidebook is subject to change without notice.



Photo credit: Raphaël Biscaldi

What Codes Apply?

The Building Official will review the project to ensure it is compliant to the following codes and publications as applicable:

- City of Clawson Code of Ordinances
- Michigan Residential Code (MRC)
- International Swimming Pool and Spa Code (ISPSC)
- Oakland County Soil Erosion Control Manual
- Residential Wood Deck Construction Guide

Clawson Ordinance: Sec. 34-5.12.I - Accessory buildings, structures and uses.

Pools and Hot Tubs

Permits

Permit Required

A Building Permit is required for all residential swimming pools or hot tubs that have any one of the following:

- a pool depth intended for swimming or bathing, more than 24" deep
- a permanent water-recirculation system
- construction that involves structural materials

Who Can Apply for a Permit?

Permits may be issued to a licensed contractor or to a homeowner for their primary residence.

- If a contractor is performing the work, it is recommended contractor apply for the permit.
- If the property owner is the applicant, the City will hold the property owner responsible for the work, regardless of who performed the work
- Rental property work must be done by licensed contractors

Note: All contractors must register with the Building Department by presenting a current trade license, Drivers license, and copy of liability insurance

Where Do I Get a Permit Application?

Applications are available at the Building Department or on the City website: Forms & Applications

What Information Is Required with the Permit Application?

- Completed application form
- Dimensioned drawing (Plot plan)
  - ◊ Show lot line dimensions
  - ◊ Show the location of the proposed project
  - ◊ Project distance to all property lines, easements, and buildings:
    - ⇒ Minimum 5 feet from side and rear property lines
    - ⇒ Minimum 5 feet from any buildings
    - ⇒ Minimum 25 feet from front property line
  - ◊ Location of all fences and gates
  - ◊ Indicate all overhead wires
    - ⇒ May not be located over the water or within 10 feet of water's edge
    - ⇒ All wires must be 22.5 feet above ground

Required Permit Info Continued

- Manufacturers drawings and specifications including decking, steps and/or ladders
- Indicate if electrical service or gas lines will be installed.
  - ◊ An electrical permit is required for new electrical circuit and/or buried power line
  - ◊ Mechanical permit is required for installation of buried gas line
- Indicate if wood or other decking will be installed, and include building specifications.

What Happens After the Application Is Submitted?

The application is reviewed by the Building Official for compliance to current Building Codes and City Ordinances. The applicant will be notified within 10 business days if the plan is approved or if deficiencies must be addressed and will be informed of additional permit requirements and fees. Permits will be issued following review and receipt of applicable fees.

Is a Fence or Enclosure Required?

All residential swimming pools, hot tubs, or spas must be protected by a fence/barrier enclosure or approved locking safety cover to make the area inaccessible to small children. The regulations are very specific and the Building Official will notify the applicant of any issues that must be addressed.

The majority of applications in Clawson are for above-ground pools. The following will assist in preparing a plan for review:

- The walls of the above-ground residential swimming pool can be used as part of the fence/barrier if the top of the pool walls are at least 48 inches above the grade for the entire perimeter within 3 feet of the pool and the pool manufacturer allows the walls to serve as the fence/ barrier.
- Gates shall open outward away from the residential swimming pool, hot tub or spa and must be self-closing and have a self-latching device.

For questions, contact the City of Clawson Building & Planning Department:
Phone: (248) 435-4500 x121
Email: Cityplanner@cityofclawson.com