



## PRIVATE SWIMMING POOLS & SPAS HANDOUT.

BUILDING INSPECTION CITY HALL  
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### PRIVATE SWIMMING POOLS & SPAS.

Plans shall be submitted before a building permit can be issued. The plans will be reviewed by a Certified Building Inspector to ensure they conform to State of Wisconsin building codes and City of Manitowoc building and zoning codes.

#### The following shall require a permit:

- Above ground pools.
- Temporary or permanent air inflatable pools with a sidewall height greater than 2 feet above grade.
- In ground pools.
- Spas (outdoor).

**Location.** The Building Inspector shall consider the following when reviewing plans.

- Setbacks. No pool or spa shall be located in the front yard. Side yard and rear yard setbacks shall be a minimum of 5 feet from the property line unless easement widths are greater.
- Lot coverage. A pool or spa may occupy no more than a certain percentage of the lot.
- Electrical code. A swimming pool or spa may not be located under an **overhead** electrical conductor nor be closer than 10 feet horizontally from such a conductor. A swimming pool or spa may not be located over an **underground** electrical conductor nor be closer than 5 feet horizontally from such a conductor.

#### Access.

- A fence or solid structure of not less than 4 feet in height shall completely enclose the premises and/ or swimming pool.
- Exception. A fence is not required around an above ground pool where the pool wall is at least 4 feet above grade for the full pool perimeter. The finished grade shall be maintained for a minimum of 4 feet beyond the outside perimeter of the pool.
- There shall be no opening in the fence or wall

larger than 4 inches square.

**Submitting Plans.** Applicants shall provide.

**1) A site plan drawn to scale.**

Indicating, property lines & lot dimensions, location of all structures on the property including decking & fencing, location and names of all abutting streets & alleys, dimensions &

location of the pool or spa & setback distances to property lines and all structures.

**2) Pool / Spa plans.** A brochure or plan shall be provided indicating the specifications (wall height, dimensions), type & style to be installed.

**3) The estimated value of the project.** Include the value of labor even if you are doing performing the work yourself.

**Associated Permits.** Separate permits are required for fencing, decking, & electrical work.

**Fence Permit.** A building permit is required for the installation of a fence. There is no charge for the permit.

**Deck Permit.** All decks shall be constructed in accordance with the Wisconsin UDC and shall comply with applicable Municipal zoning district setbacks.

**Electrical Permit.** All wiring for pools and spas shall be done in accordance with the National Electrical Code (NEC). The owner may only obtain an electrical permit for a single or a two family owner occupied home. Only a licensed electrical contractor may perform work to the main electrical service.

#### Inspections.

Please contact the office at 686-6940 at least 24 hours prior to scheduling an inspection.

**It's the Law!** Wisconsin Statute 182.0175 requires all excavators – including homeowners and construction contractors – to notify owners and operators of buried facilities of their intent to dig at least three business days prior to beginning work. Calling Diggers Hotline is the quickest and easiest way to comply with the law.

**Call Diggers Hotline at 800-242-8511  
before excavating.**

**Code Reference.** This handout is intended to provide a simplified view of code provisions for

this project. For municipal code provisions  
please visit our website at [www.manitowoc.org](http://www.manitowoc.org)  
or for UDC code provisions please visit the  
Wisconsin Department of Safety & Professional  
Services website at <http://dps.wi.gov/sb>

