



## HIGHLAND CITY

### Building Department

5400 West Civic Center Drive ~ Suite 1

Highland, UT 84003

Phone 801-772-4516

## PLAN SUBMITTAL REQUIREMENTS FOR A POOL

- Fill out online building permit in My City Inspector  
[https://highland.mycityinspector.com/register?registration\\_id=159b9391628a1f](https://highland.mycityinspector.com/register?registration_id=159b9391628a1f)
- Fee: A non-refundable plan review fee of \$100.00 is due at the time of plan submittal.
- Plans prepared by an architect or engineer must be stamped and signed by the architect and/or engineer.
- A site plan showing all existing structures and the pool location on the property and the setback distances between structures and from the property lines.
- Structural plans drawn to scale.
- Structural details.
- Electrical drawings that include the following:
  - A. A GFCI receptacle not further than 20' but not less than 6' from the inside pool wall.
  - B. Drawings showing the bonding layout. Show all bonding wire termination locations and routing.
  - C. Show all pool lighting.
- An estimated permit value. Permit valuations shall include total value of work, including materials and labor for which the permit is being issued.
- Home-owners association approval letter.

\* Drawings that do not have all the above information may not be allowed to be submitted for plan review. \*



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### Swimming Pool Ordinance:

**3-4111: Swimming Pools** (Adopted 9/2/08). A swimming pool is a semi-permanent structure that is constructed to hold water for recreational purposes. A pool that could be installed by the typical homeowner and may be packaged as a kit is not considered a permanent pool. A swimming pool that is constructed near or below grade with the intention of lasting more than one year shall be considered a permanent pool and shall be subject to the following requirements:

- (1) All permanent pools shall be subject to all setback requirements for accessory structures as defined in Section 3-4109 of this Code; and
- (2) Any structural portion of a swimming pool shall not be permitted within an easement of any kind; and
- (3) Pools that are enclosed or covered within a permanent structure shall be considered an accessory structure and shall be subject to Sections 3-4104 and 3-4109 of this Code.

(a) For the purposes of this section only, a **“permanent structure”** shall be considered any structure or landscaping object exceeding one-hundred twenty (120) square feet in size or exceeding fourteen (14) feet in height constructed for the purpose of enhancing the swimming pool or pool equipment facilities.

- (4) A swimming pool may cover the area within a rear yard not located within an easement unless the construction of that pool would require the need to vary from existing ordinances.

Minimum setback requirements from property lines are as follows:

(a) Front Yard: Thirty feet (30') Min.

(b) Rear Yard: Ten feet (10') Min.

(c) Side Yard: Ten feet (10') Min.

(d) Side Yard Adjacent to a Street: Ten feet (10') Min. (fence is permitted 5' from property line).

(e) Trail or Landscape Easement: Ten feet (10') Min. (measured from nearest easement line)

- (5) All swimming pools shall be enclosed with a fence with a minimum height of four feet and include a self-closing locking gate; or

(a) That all swimming pool properties shall be enclosed with a fence that is a minimum height of 6 feet, unless in an open space subdivision which will then be a minimum height of 5 feet.

(b) In either case, it will include a self-closing locking gate and an automated swimming pool cover.

- (6) All permanent swimming pools shall require a building permit.