



City of Prairie Village
Codes Administration Department
Phone: 381-6464

Permit requirements for: Swimming Pool and Tennis Courts

Procedure:

Construction of swimming pools and tennis courts requires a building permit. Plan for swimming pools and tennis courts are evaluated according to the need for screening to protect privacy of neighboring property, compatibility of lighting, safety, and prevention of damage to adjacent property by surface runoff. Swimming pools and tennis courts may not be built in front of front building lines. The Building Official may deny the building permit application and refer the application to the Planning Commission.

Swimming Pools:

Submit a site plan which includes the exact location on the property of the pool and all equipment associated with the pool (e.g. electrical supply/disconnect, lighting, pool pump, filter, etc.), the size of the pool, the distance to property lines, and the location of all overhead electrical/utility lines.

One (1) site plan showing drainage must be submitted to Public Works – 3535 Somerset Dr. – (913) 385-4640. Public Works must give approval before a building permit can be issued.

- Swimming pool is any structure intended for swimming or recreational bathing that contains water over 24" deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs, portable and non-portable spas, and fixed-in-place wading pools.
- Swimming pools must be completely enclosed by a fence or other permanent structure not less than 4 or more than 6 feet in height. This enclosure shall be provided with self-closing gates equipped with a self-latching device. The gate must be secured when the pool is unattended.
- The enclosure cannot be less than 30 feet from the front property line and not less than 15 feet from the side street line. The enclosure may be on the interior side lot line and rear lot line subject to any easements. The pool edge cannot be closer than 10 feet to a side or rear lot line and not less than 20 feet from an adjoining residence.
- Swimming pools shall be designed so the surface water will be carried to the public street or storm drainage system on the owner's property. Swimming pools shall not be drained at any time which may cause icing or other hazardous street conditions.
- Swimming pools shall also be installed in strict accordance with the National electrical Code. (NEC)

Tennis Courts:

Tennis courts shall not be built in front of front building lines. The fence surrounding a court shall be not less than 30 feet from the front lot line and not less than 10 feet from the side and rear lot lines. For corner lots, the fence shall not be closer than the front setback line of any building on adjacent property or 15 feet whichever is greater. Fences surrounding a tennis court must be chain-link and cannot exceed 10 feet in height. The lighting level measured at the property line shall not exceed five-foot candles, and luminaries shall be provided with shields to control light spillage and glare. The design of the court should carry surface water to a public street or storm drainage system on the owner's property.

Fees:

Permit fees depend on the total value of the project and are charged according to PVMC 16.25.010.

Inspections:

- ***Construction of a swimming pool:***
Electrical rough in/bonding, drainage approval from Public Works and final approval from Codes.
- ***Construction of a tennis court:***
Rough-in electrical, drainage approval from Public Works, and final approval from Codes.

Building inspections require at least a one (1) day notice and can be scheduled by calling (913) 385-4604. For Public Works inspections please call (913) 385-4640.

Where required by the code official, duct tightness shall be verified by either of the following:

1. Post-construction test: Total leakage shall be less than or equal to 4cfm (113.3L/min) per 100 square feet (9.29m²) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.
2. Rough-in test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 square feet (9.29m²) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 pa) across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm (85L/min) per 100 square feet (9.29m²) of conditioned floor area.

Exceptions:

1. The total leakage test is not required for ducts and air handlers located entirely within the building thermal envelope.
2. On the post construction test, it is permissible to test for "leakage to the outdoors" versus a "total leakage". Leakage to the outdoors shall be less than or equal to 8 cfm per 100 square feet of conditioned floor area.

(Ord. 2279, Sec. 1, 2013)

4-225. AMENDMENTS TO SECTION N1104.1 – LIGHTING EQUIPMENT. Section N1104.1 of the 2012 IRC is hereby amended to read as follows:

Fuel gas systems shall not have continuous burning pilot lights.

(Ord. 2279, Sec. 1, 2013)

4-226. AMENDMENTS TO SECTION AG105.2 – OUTDOOR SWIMMING POOL. Section AG105.2 of Appendix G of the 2012 IRC is hereby amended to read as follows:

An outdoor swimming pool, including an in-ground or above-ground pool, hot tub, or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least forty- eight (48") above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches (2") measured on the side of the barrier which faces away from the swimming pool. 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, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (4").
2. Openings in the barrier shall not allow the passage of a four inch (4") diameter sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members, the distance between the tops of the horizontal members shall be equal to or greater than thirty two inches (32"). Where vertical members are spaced one and three-fourths inches (1 ³/₄") or less the horizontal members shall be allowed to be spaced at a

distance less than thirty two inches (32"). The horizontal members shall be located on the swimming pool side of the fence.

5. Maximum mesh size for chain link fences shall be a two and one fourth inch (2 ¼") square, unless the fence has fastened to the top or the bottom which reduce the openings to not more than one and three fourths inch (1 ¾").
6. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than one and three fourths inches (1 ¾").
7. Access gates shall comply with the requirements of Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism is located less than fifty four inches (54") from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - 7.1 The release mechanism shall be located on the pool side of the gate at least three inches (3") below the top of the gate; and
 - 7.2 The gate and barrier shall have no opening larger than one half inch (1/2") within eighteen inches (18") of the release mechanism.
8. Where a wall of the dwelling serves as part of the barrier, one of the following conditions shall be met:
 - 8.1 The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346.
 - 8.2 Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least fifty four inches (54") above the threshold of the door; or
 - 8.3 Other means of protection, such as self-closing doors with self-latching devices, which are approved by the Governing Body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 8.1 or 8.2 described herein.
9. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
 - 9.1 The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - 9.2 The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four inch (4") sphere.

(Ord. 2279, Sec. 1, 2013)