



# CITY OF ARVADA

## Building Inspections Division

8101 • RALSTON RD • ARVADA • CO • 80001  
720-898-7620(OFFICE) • 720-898-7630 (INSPECTIONS REQUEST)  
720-898-7603(FAX) • www.arvada.org

## GUIDE TO SWIMMING POOLS, SPAS & HOT TUBS

### PERMITS REQUIRED

A permit is required when installing any structure intended for swimming, recreational bathing or wading that is capable of containing over 24 inches of water. Any owner who occupies the property where the pool or hot tub is to be installed may do the installation if he/she has the knowledge and ability to do so. If a contractor is doing the installation, the contractor must be licensed with the City of Arvada and must obtain the permit. The permit fee is the same whether it is obtained by the contractor or the homeowner.

**Note: The contractor is responsible for obtaining the correct permits, if he or she asks you to obtain the permit you may want to select another contractor.**

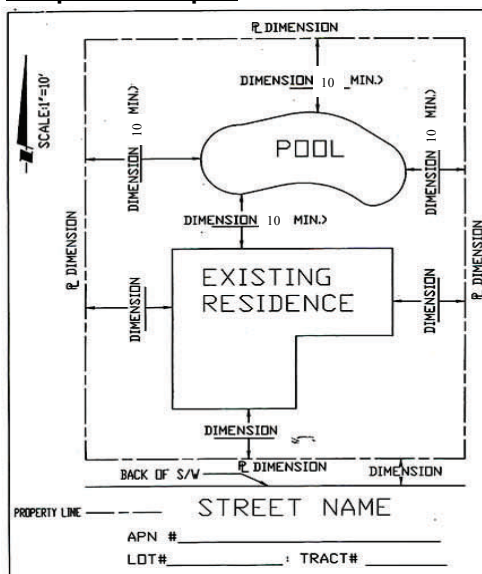
### SITE PLAN

**Code enforcement must sign off on permit applications for any pools, spas or hot tubs prior to submitting the application for permit to the Building Inspections Division.**

Please bring in a site plan of your lot indicating on the property lines, streets, the house on the lot and the location of the proposed pool, spa or hot tub, including the distances from the property lines. Code Enforcement will review the site plan for proximity of the structure to property lines, easements and other structures. The site plan will also be reviewed by the Building Inspections Division for proximity to power lines and windows. Engineered plans may be required if a pool or hot tub is to be installed on a deck. Fences and gates with self-latching devices are required and need to be added if none exist. EXCEPTION: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the fence provision. Documentation of compliance must be provided by the contractor or homeowner.

Swimming pools and hot tubs shall not be located in a front yard, shall be set back a minimum of ten (10) feet from all property lines and not located within a front set back.

### Sample of a site plan



### INSTALLATION

Swimming pools, hot tubs and spas must be installed in compliance with the manufactures' specifications and in accordance with the 2006 International Building Codes and the 2008 National Electrical Code.

The majority of the pools and hot tubs operate on a 220 volt electrical system. If you, the homeowner will be doing the installation, you need to have the knowledge and understanding to install the electrical system in accordance with the 2008 National Electrical Code. A simple one-line drawing is required to show, wire size, grounding and the location of the sub-panel disconnect. Completion of the homeowner electrical test may be required. If you plan on doing the electrical work yourself, you can bring all of your drawing in to the building division and have the inspector go over them.

**\*(Note: it is a requirement that the electrical disconnect be in sight of the swimming pool, spa or hot tub and not less than 5' from the hot tub).**

Some pools and hot tubs operate on a 110 volt systems and some operate on natural gas, if that is the case please advise and the specific code requirements will be reviewed with you.

## **ENCLOSURES**

Private swimming pools, hot tubs and spas that are capable of containing 24 inches of water, shall be completely surrounded by a fence or barrier at least 48 inches in height above the finished ground level measure on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

EXCEPTION: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the fence provision. Documentation of compliance must be provided by the contractor or homeowner.

## **FEES**

The permit fee for installing hot tub or above ground swimming pool is a flat fee of \$40 plus city sales tax (3.46%) Fees for in-ground pools are based on the contractual value. A homeowner who installs the unit must include the purchase price of the pool or hot tub in the total cost of the project. Please obtain the permit before purchasing the hot tub and we will give you a receipt indicating you have paid the city sales tax. Our goal is to make certain you do not pay the tax twice and to assure the tax paid stays in Arvada regardless of where you purchase your pool, spa or hot tub.

## **INSPECTIONS REQUIRED**

Once the pool or hot tub installation is complete it must be inspected to verify the work was done in compliance with the current adopted building codes and the current state mandated electrical code requirements. There are two ways to call for an inspection:

1. Go to [www.arvadabuild.org](http://www.arvadabuild.org) you will need your permit number.
2. Call 720-898-7630 this is an automated system, you will need your permit number and the inspection codes listed below.

### ***If the hot tub sits on a deck:***

Pad/Footing Compaction Inspection.....100  
Rough Framing Inspection..... 103  
Final Building Inspection.....199

### ***Other inspections***

Electrical Underground Inspection.....401  
Pool Steel Bonding inspection.....412  
Electrical Rough Inspection.....403  
Final Electrical.....499

Rough HVAC Inspection.....201  
Underground HVAC inspection..200  
Final HVAC inspection.....299

\*\*Bonding steel includes the niche lighting.

\*\*\* Continuity test must be provided on sight before the final electrical can be approved.

## **OTHER INFORMATION**

You should also be aware that in some cases, the electrical demands and breaker requirements may result in the need to upgrade your existing service panel to serve those added demands.

If the hot tub will be placed on a new or existing deck, an engineering letter may be required. Please call or visit the Building Inspection Division to get information on the requirements.