

Swimming Pools and Spas



Village of Hoffman Estates

Code Enforcement
1900 Hassell Road
Hoffman Estates, IL 60169
(847) 781-2631
www.hoffmanestates.org/permits

Note: Inflatable or temporary pools more than 2 feet deep or over 1,000 gallons require a permit. Decks are not permitted to serve storage pools.

Submittal Requirements:

- A plat of survey must be submitted and is required to show the specific location with scaled dimensions and property line setback locations. The pool, pump and heater locations must be indicated. Setbacks from all structures and electrical lines must be indicated.
- The pool spec sheet must be submitted showing the size and height of the pool.
- The pump and filter spec sheet must be submitted.
- In-ground pools must submit stamped architectural plans and grading plans.
- Fence and Barrier details.

Code Requirements:

- The pool must be located at least 5' from any building (house, detached accessory structure, deck, balcony or porch) if the structure has a height greater than the water level of the pool. This does not apply to spas.
- The pool / spa shall be erected so that no portion is closer than 10' from the rear or side lot lines; this includes the filter, pump, heater, etc.
- The pool / spa may not be installed over an easement or in any front yard.
- Temporary pool pumps must be listed by a recognized testing agency.
- All electrical wiring, equipment and lighting must conform to the National Electrical Code.
- The pool / spa must be located at least 5' from any buried electrical wires and 10' from any overhead power lines.
- All electrical equipment, including power-supply cords, used with storage pools shall be protected by GFCI.
- All 125-volt, 15- and 20- ampere receptacles located within 20 feet of the inside walls of a storage pool shall be protected by a ground-fault circuit interrupter.
- At least one 120 volt GFCI receptacle shall be located between 10' and 20' from the inside wall of the pool. No receptacle shall be located less than 6 feet from the inside walls of a storage pool.
- The GFCI protected receptacle that provides power to the water pump shall be located between 6' and 10' from the inside wall of the pool.
- Extension cords are not permitted; all wiring must have ground-fault protection.
- Other than storage pools, the flexible cord on the water pump filter shall not exceed 3' in length.

Fence and Barrier Requirements

- The top of the barrier shall be at least 48 inches 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 2 inches 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.
- If the pool wall is a minimum of 48 inches above the surrounding perimeter, a lockable or removable ladder can be used to limit access to the pool.

- The pool must be fenced in. This option requires that the house doors that open into the fenced area have alarms on them and the fence gates must be designed to self-close and self-latch. Where a deck is used to access to the pool the deck must be equipped with a self-closing self-latching gate.
- Openings in the fence or barrier must not allow passage of a 4-inch diameter sphere.
- 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.
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4 inches in width.
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cut outs within vertical members, spacing within the cut outs shall not exceed 1-3/4 inches in width.
- Maximum mesh size for chain link fences shall be 2-1/4 inches square. Slats on chain link fences are not permitted.
- 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 1-3/4 inches.
- Access gates shall comply with the requirements of above 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. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - The release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate; and
 - The gate and barrier shall have no opening larger than 1/2 inch within 18 inches of the release mechanism.
- Where a wall of a dwelling serves as a part of the barrier, one of the following conditions shall be met:
 - The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or
 - 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 located at least 54 inches above the threshold of the door; or
 - Other means of protection, such as self-closing doors with self-latching devices, which are approved by the Village, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by item a or b described above.
- Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

Inspections

- A location inspection is required. Pool location must be marked prior to installation.
 - An inspection is required prior to covering any underground piping for electrical conduit or gas lines.
 - A final inspection is required when pool construction, electrical, grading, landscaping, and fence and barrier requirements are complete.
 - Additional inspections may be required.
-

Plat of Survey

The plat (as it is commonly called) is the legal description of the property, which indicates the size and shape of the land. This document is normally given to the homeowner at the closing of the house and should be kept for future reference.

