

A permit is required for all pools, spas, and hot tubs that hold 24 inches of water or greater.

All new in-ground pools require a building permit. Building permit applications are available from the Building Inspections Office in City Hall. The fee for a building permit is \$4.00 per \$1,000 of project valuation, with a minimum fee of \$30.00

Above ground pools and hot tubs require a pool permit from the Building Inspections Office. The cost for the permit is \$30.00.

Home Owners' Associations

Additional restrictions may exist for your neighborhood in private covenants attached to the deed of your property. The City does not enforce these private agreements, but encourages you to consult with your Home Owners' Association representative or deed documents.



100 Municipal Circle Raymore, MO 64083

Contact Numbers

Development Services: (816) 331-1803

Building Inspections: (816) 331-7916

City Hall Main: (816) 331-0488

Other Brochures

Accessory Buildings

Development Services

Home Occupations

New Businesses

Permanent Signs

Property Maintenance Codes

Residential Fences

Temporary Signs

December 2018

CITY OF RAYMORE

Pools, Spas & Hot Tubs



Development
Services
Department

Pool Location

A pool, spa, or hot tub may be located anywhere on a residential property except in the front yard or in a utility or drainage easement. The pool, spa, or hot tub and all pump and filter installations must be located at least five feet from any property line.



Pools, spas, and hot tubs located in residential areas must be intended and used solely for the enjoyment of the property owner and their guests.

Fence Requirements

The swimming pool, spa, or hot tub must be enclosed by a fence or barrier at least four feet high. The maximum distance between the ground and the bottom of the fence may not exceed 4 inches. All measurements will be taken on the side of the fence which faces away from the pool, spa, or hot tub.

If the fence is a solid barrier, such as a masonry or stone wall, the fence cannot contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

If the fence is made up of horizontal and vertical boards, and the distance between the tops of the horizontal boards is less than 36 inches, the spacing of the vertical boards cannot exceed 1 $\frac{3}{4}$ inches.

If a fence is made up of horizontal and vertical boards and the distance between the tops of the horizontal boards is more than 36 inches, the spacing between the vertical boards cannot exceed 4 inches. Horizontal boards must be on the pool side of the fence.

If the barrier is made of chain link, the mesh size cannot exceed 1 $\frac{3}{4}$ inches square.

If the fence is made of lattice work, the maximum opening in the lattice cannot exceed 1 $\frac{3}{4}$ inches.

The materials for fence gates must meet the above-stated requirements. Gates must open outward, away from the pool, and must be self-closing and have a self-latching device. The self-latching device must be on the pool side of the fence. The gate's release mechanism must be located at least 6 inches below the top of the gate. The fence may not have an opening greater than $\frac{1}{2}$ inch within 18 inches of the release mechanism.

Above Ground Pools

Where the walls of an above-ground pool are at least four feet high, or when a barrier is mounted on top of the pool to a height of at least 4 feet, and the means of access to the pool is a ladder or steps, then the fence regulations can be met in one of two ways: 1) the ladder to the pool or steps must be capable of being secured, locked or removed to prevent access; or 2) the ladder or steps must be surrounded by a fence which meets the fence requirements. When the ladder or steps are secured, locked, or removed, any opening created cannot exceed 4 inches.

Spa & Hot Tub Exemption

Spas or hot tubs with a locking, solid safety cover are exempt from the fence requirements.