



# City of Manitowoc

## Pools, Hot Tubs, Spas v. 04292025

### General Requirements

This handout is intended to provide a summary of basic information. If you have additional questions regarding pools, hot tubs, or spa permitting, code requirements, or enforcement please contact department staff.

### Permit Application

**PERMIT.** No person shall construct, install, enlarge, or alter any swimming pool, hot, or spa intended as a permanent installation without obtaining a permit.

**SITE PLAN.** One copy of a site plan is required. Please illustrate existing structures (buildings and fences) and the proposed pool location, setbacks, and dimensions.

**LOCATION.** The swimming pool, hot tub, or spa...

- Shall NOT be located in the front yard setback area based on the property's zoning district.
- Shall NOT be located in the side yard setback area based on the property's zoning district.
- Shall be located a minimum of (5) feet from the rear yard property line unless easement widths are greater.
- Shall be located a minimum of (4) feet from any wall, fence, or other structure along the property lot line.

**DECKS.** All deck construction requires a separate permit and shall be constructed in accordance with the Uniform Building Code (UBC).

**ELECTRICAL.** All wiring for swimming pools, hot tubs, or spas shall require a separate permit and shall be installed by a licensed Electrical Contractor per MMC 18.090(1)(b) & in accordance with the adopted electrical codes.

### Inspections

**INSPECTIONS.** Please provide 1 business days' notice (24-hours) prior to scheduling an inspection.

### Barriers & Safety Devices

#### FENCING, COVERS, GATES, AND LADDERS.

Barriers around a swimming pool, hot tub, or spa are deemed necessary for safety. All swimming pools, hot tubs, and spas containing water more than (18) inches in depth, shall be completely surrounded by a fence not less than (48) inches in height above grade for the full perimeter of the pool. Openings in the fence shall not allow passage of a (4) inch diameter sphere. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than (54) inches above the bottom of the gate, the release shall be located on the pool side of the gate.

**EXCEPTIONS.** Swimming pool, hot tub, and spa fencing shall not be required under the following circumstances:

- Where the pool wall is at least (48) inches above grade for the full pool perimeter. The finished grade shall be maintained for a minimum of (4) feet beyond the outside perimeter of the pool. Openings in the fence shall not allow passage of a (4) inch diameter sphere.
- Swimming pools, hot tubs, and spas with locking and solid structural covers installed shall not require fencing. Such covers shall be in compliance with ASTM F 1346 and shall be in place whenever the pool, hot tub, or spa is not in use or unsupervised.
- Swimming pools, hot tubs, and spas completely enclosed within a building shall not require fencing.



Building Inspection Department  
900 Quay St, Manitowoc, WI 54220



(920) 686-6940

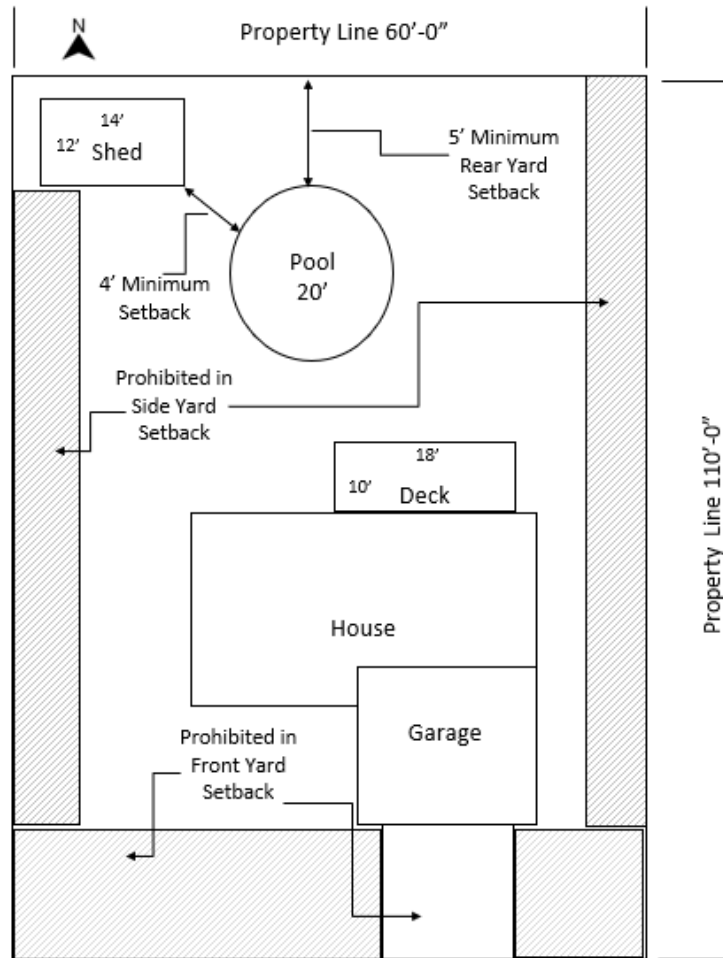


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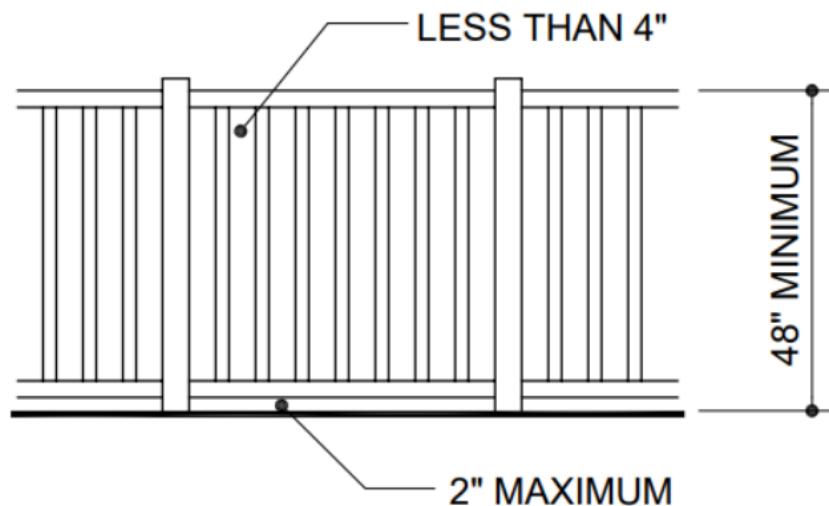
(800) 242-8511

## Site Plan Example



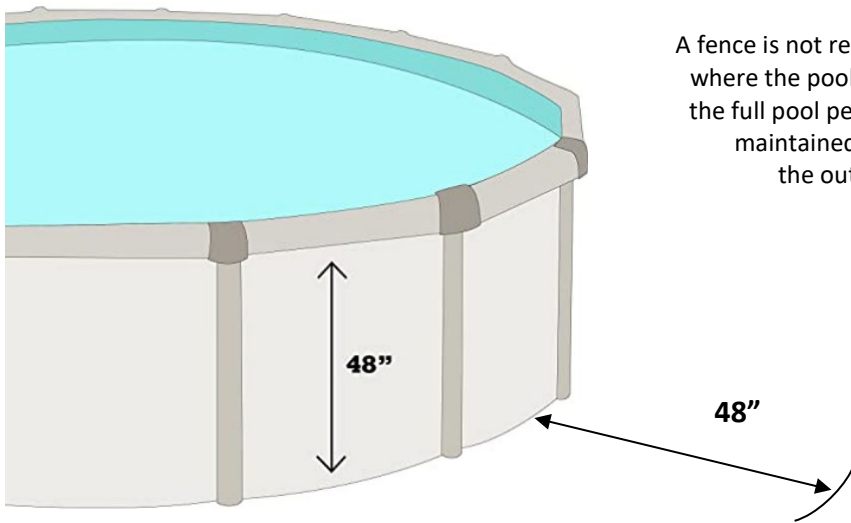
## Fences & Barriers Example

A fence or solid structure of not less than (48) inches in height shall completely enclose the premises and / or swimming pool. Openings in the barrier shall not allow passage of a (4) inch diameter sphere.



## Pool Wall Height & Grade Example

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A fence is not required around an above ground pool where the pool wall is at least 48" above grade for the full pool perimeter. The finished grade shall be maintained for a minimum of 48" beyond the outside perimeter of the pool.

## Gates & Doors Example

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