



**RESIDENTIAL SWIMMING POOL & SPA REQUIREMENTS**  
CITY OF NOVI  
Community Development Department  
(248) 347-0415

**GENERAL:**

- APPLIES TO ALL POOLS OR SPAS.
- All residential pools and spas must conform to the City of Novi Ordinance and comply with **ISPSC 2015** International Swimming Pool and Spa Code
- Building Permit for Pool or Spa is required.
- Submit Homeowner Association or Architectural Control Committee approval. This can be the plans submitted, with a signature and date.
- Minor Land Improvement Permit required for in ground swimming pools only. Submit with a check for \$230.00 for review and inspection.
- Woodland/Wetland Affidavit required.
- Construction safety fence required for in-ground pools during construction.

**ZONING REQUIREMENTS:**

- All pools must be a minimum of ten (10) feet away from the principal structure. NOTE: Spas on decks or patios may be located anywhere within the approved deck requirements.
- Pools and spas cannot be located within ten (10) feet of any overhead wires.
- Pools or spas shall be located no closer than six (6) feet to any side or rear property line.

**BUILDING CODE REQUIREMENTS:**

- Provide enclosure around pool a minimum of four (4) feet in height with a gate. The gate shall open outwards from the pool and be self-closing and have a self-latching device. If the self latching device is located less than 54" from the bottom of the gate, then 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 barrier shall have no openings greater than ½" within 18 inches of the release mechanism. Or an approved safety cover **ASTM F-1346 COMPLIANT**.  
(Section 305 ISPSC 2015)

- Spas or hot tubs may be equipped with a safety cover which complies with ASTM F 1346, instead of a barrier. – Submit all supporting documentation.  
(Section 305 ISPSC 2015)
  
- Where the wall of a dwelling serves as part of the barrier, one of the following conditions must be met:
  - \* All 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 its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened sound of the alarm shall be **UL 2017 Compliant**. The alarm shall automatically reset under all conditions. The alarm shall be equipped with manual means, such as touch pads or switches, to deactivate temporarily the alarm for a single opening from either direction. Such deactivation shall last for not more than 15 seconds. The deactivation touchpads or switches shall be located at least 54 inches (1372 mm) above the threshold of the door.  
(section 305.5 ISPSC 2015).
  
  - \* The pool may be equipped with an approved power safety cover in compliance with ASTM F1346, instead of having the doors to the dwelling alarmed – submit all supporting documentation.  
(section 305 ISPSC 2015)
  
- 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, the ladder or steps shall be capable of being secured, locked, or removed to prevent access, or shall be surrounded by a barrier, which meets the requirements of Section 305.5 ISPSC. When the ladder or steps are secured, locked, or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere.  
(Section 305.5 ISPSC 2015)

**PLAN SUBMITTAL - SHALL INCLUDE TWO (2) SETS OF THE FOLLOWING:**

**1. Site Plan**

- a. Show location of pool in reference to property lines, principal building, and accessory structure
- b. Show location of overhead power lines (Horizontal and vertical distance to pool per Chapter 41 of Michigan Residential Code 2015)
- c. Show location of enclosures (fences) and details of fence openings
- d. Indicate location of electrical and pump filter
- e. Indicate location of easements
- f. Show location of well and septic (if applicable)

**2. Pool Plans**

**a. Above-Ground**

- i. Show description of pool shape and size
- ii. Indicate materials used
- iii. Show type of fence to be used. Provide dimensions on openings and all supports.
- iv. If deck, show supports and height off grade.

**b. In-Ground**

- i. Show description of pool - shape and size
- ii. Indicate materials used
- iii. Indicate steel layout
- iv. Show electrical grounding
- v. Provide a sectional view showing depth, location of diving board, steps, and ladder
- vi. Show composition and width of walking surface around pool
- vii. Indicate plumbing and heating

**SPECIAL NOTE:** Notify "Miss Dig" prior to any excavation. Have them stake out location of all underground utility lines.