



Swimming Pools and Hot Tub Requirements

IN ORDER TO INSTALL A POOL OR HOT TUB IN THE CITY OF JOHNSTON, PERMITS AND INSPECTIONS ARE REQUIRED.

- Building Permit Application from the website or City Hall
- Site Plan showing arrow pointing north & labeled N or North, location of house, deck, accessory structures, septic & laterals, as well as location of pool, hot tub, location of fence and gates, and type and width of easements.
- Email the Building Permit application, equipment spec's sheets, and site plan to the city for review to buildingdepartment@cityofjohnston.com
- The Permit Application Review usually take (5-10) working days.

Property Lines

- PROPERTY LINES SHOULD BE IDENTIFIED
- The City of Johnston does not locate property lines. It is the responsibility of the property owner to locate them.
- The Building Department can provide you with a plat map showing a property's dimensions.

Inspections

- Inspections can be scheduled by calling (515) 727-7778.
- Due to differences with pool types and construction the number and type of inspection may vary.



GENERAL GUIDELINES

1. A pool is defined by the 2021 IBC as "any structure intended for swimming, recreational bathing or wading capable of containing water over 24" deep. This includes in-ground, above-ground, and on-ground pools; hot tubs; spas; and fixed in-place wading pools".
2. A six foot high non-climbable fence with locking gates **OR** an automatic pool safety cover is required for all pools.
 - A. The fence can be around the property or around the pool.
 - B. If the fence is immediately around the pool, it must be four feet from the pool's edge. It may also be mounted on top of the pool structure as per the manufacturer's design.
 - C. If the house wall(s) serve as part of the fence the following is required:
 1. Doors with direct access to the pool shall be equipped with an alarm which emits an audible warning when the door is opened. Please refer to ISPSC section 305 for details.
 2. A hot tub's must be equipped with an approved locking safety cover.
3. A fence is not required for hot tubs with approved locking covers.
4. Compliance with limitations of restrictive covenants are the responsibility of the property owner.
5. Be located in the rear yard or side yard.
 - The pool itself shall be located at least three (3) feet from all lot lines.
 - Pool decks, walkways, and associated pool equipment shall be set back at least one (1) foot from all lot lines.



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