



**RESIDENTIAL HOT TUB
AND SWIMMING POOL REQUIREMENTS
VILLAGE OF GURNEE
BUILDING AND SAFETY DIVISION**



- Revised: February, 2026 -

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1. **Complete a Building Permit Application.**

 2. **Submit a copy of your Plat of Survey to scale, showing the following:**
 - A. Location of the proposed pool or tub.
 - B. Distance from pool or tub to adjacent lot lines, house, and easements.
 1. Pools and tubs are not allowed in easements.
 2. Pools and tubs must show a minimum 10 foot separation from the house except those locations that have been reviewed by the Village of Gurnee Fire Protection Bureau for possible access concerns and Fire Safety related matters prior to permit may be allowed closer than 10 feet but in no case closer than 5 feet.
 3. Pools and tubs are not allowed to be placed in any required front or side setback.
 4. Pools and tubs are not to be placed within 5 feet horizontally of underground wiring and 10 feet horizontally from overhead conductors.
 5. Pools and tubs may be no closer than 10 feet from any rear property line and must stay out of any easement.
 - C. Show the locations of any underground or overhead wiring and distance from pool or tub.
 - D. Show the location of an approved barrier. An outdoor swimming pool as defined in Section 305 of the 2024 International Swimming Pool and Spa Code (ISPSA), including an in-ground, above-ground, or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:
 1. The top of the barrier shall be not less than 48 inches (1219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.
 2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.
 3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.
 4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).
 5. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

6. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.
7. 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 (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.
8. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 1 3/4 inches (44 mm).
9. The maximum opening formed by a chain link fence shall be not more than 1 3/4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1 3/4 inches (44 mm).
10. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). The angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.
11. For doors and gates in barriers, the door and gate latch release mechanisms shall be in accordance with the following:
 - Where door and gate latch release mechanisms are accessed from the outside of the barrier and are not of the self-locking type, such mechanism shall be located above the finished floor or ground surface not less than 54 inches (1372 mm).
 - Where door and gate latch release mechanisms are of the self-locking type such as where the lock is operated by means of a key, an electronic opener or the entry of a combination into an integral combination lock, the lock operation control and the latch release mechanism shall be located above the finished floor or ground surface not greater than 54 inches (1372 mm).
 - At private pools, where the only latch release mechanism of a self-latching device for a gate is located on the pool and spa side of the barrier, the release mechanism shall be located at a point that is at least 3 inches (76 mm) below the top of the gate.
12. Where a latch release mechanism is located on the inside of a barrier, openings in the door, gate and barrier within 18 inches (457 mm) of the latch shall not be greater than 1/2 inch (12.7 mm) in any dimension.
13. Where a wall of a dwelling or structure serves as part of the barrier and where doors, gates or windows provide direct access to the pool or spa through that wall, one of the following shall be required.
 - Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.

- In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.
- In dwellings that are required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.
- In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.
- A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.
- An approved means of protection, such as self-closing doors with self-latching devices, is provided.

14. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

- Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 305.2 and the pool manufacturer allows the wall to serve as a barrier.
- Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 305.2.
- Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 305.
- Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.
- Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.

3. **Provide an information sheet for the pool to be proposed for installation.**
4. **Provide installation instructions for the pump and filter.** Specify the model that is to be used. The filter pump shall be UL NEC listed. Original instructions will be returned with the permit.
5. **Provide a written proposal from your electrical contractor.** This proposal shall state the scope of work to be provided. The electrician must be registered with our Department prior to the release of the permit.
6. **Entrapment protection shall be provided for swimming pool and spa suction outlets.**



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POOL/HOT TUB CHECKLIST**



- **READ THE ENTIRE PACKET OF INFORMATION PRIOR TO SUBMITTING FOR PERMIT.**
- Complete Short Form permit application;
- Provide a copy of the Plat of Survey – detailing all items as required in the beginning of this pamphlet on this copy (i.e. placement, setbacks, barriers, electric, equipment placement, etc);
- Provide a copy of the information sheet on pool/hot tub proposed to be installed;
- Provide a copy of the installation instructions/specifications for the pump and filter;
- Provide written proposal from your electrical contractor – detailing materials, etc;
- If you are installing a heater – provide a copy of the heater specifications.
- Provide details on how barrier requirement is being met.
- For the hot tub – provide a copy of the specifications for the cover.
- If underwater lighting is to be installed – provide a copy of the specifications on the lighting to be used