



## POOL BARRIER & CITY REQUIREMENTS

### REFERENCE GUIDE

*Setbacks, Easements, Electric & Gas Minimums, Perimeter Fencing, and Barrier Requirements*

### Sonoran Landesign — Custom Pools & Landscape

[www.Sonoran.llc](http://www.Sonoran.llc)

#### Last Verified Against City Codes

This edition was cross-referenced against published city codes on May 26, 2026. Items listed in the “Code Updates” section below were updated in this revision. Always verify current requirements with the appropriate municipality before submitting a permit — codes update regularly.

Recent code edition changes verified in this revision:

- Phoenix — adopted 2024 ISPSC effective August 1, 2025 (Ord. G-7397)
- Glendale — adopted 2024 Building Codes effective January 9, 2026 (grace period thru July 9, 2026)
- Goodyear — adopted 2024 International Technical Codes effective March 23, 2026
- Scottsdale — remains on 2021 ISPSC (Ord. 4550, 9/20/2022)
- Mesa, Peoria, Tempe — remain on 2018 ISPSC w/ city amendments

#### How to Use This Guide

- Cities are listed alphabetically within each section (Major Cities, then Other Jurisdictions).
- Each city card lists Setbacks, Easements, Electric, Gas, Steel, Fencing, and Barrier requirements.
- ISPSC code edition is noted in each city header. The 2021 ISPSC is the default; only cities on a different edition (2018 or 2024) call it out separately.
- An inspection summary note is included for the most common cities to help prep for final inspection.
- Always verify current requirements with the city before submitting a permit — codes update regularly.
- For Scottsdale, see the addendum at the end for the 2021 ISPSC Section 305 detailed barrier code.

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## Abbreviations & Key Terms

*These abbreviations appear throughout this guide. Use this section as a quick reference.*

| Abbreviation | Full Term                                |
|--------------|--|
| s/c, s/l     | Self-closing, self-latching              |
| p/l          | Property line                            |
| NAOS         | Natural Area Open Space                  |
| PUE          | Public Utility Easement                  |
| BSL          | Building Setback Line                    |
| VNAE         | Vehicular Non-Access Easement            |
| GFCI         | Ground Fault Circuit Interrupter         |
| ISPSC        | International Swimming Pool and Spa Code |
| ARS          | Arizona Revised Statutes                 |

### Universal Barrier Standards (Most Cities)

- Self-closing, self-latching gates with latch at 54" minimum above grade
- Gates must swing away from the pool/backyard area
- No openings in fencing greater than a 4" diameter sphere
- Interior wrought iron fence: minimum 5'0" height (when required)
- Doors: self-closing/self-latching, OR equipped with UL-listed alarms
- Windows: latch at 54" minimum above floor, OR mesh screens
- Double gates / RV gates: padlock required
- Default code edition referenced: 2021 ISPSC. Exceptions: Phoenix (2024), Glendale (2024), Goodyear (2024), Mesa (2018), Peoria (2018), Tempe (2018).

# MARICOPA COUNTY — MAJOR CITIES

## CHANDLER

Phone: 480-782-3000 • Permit: 2–3 weeks

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 5'0" from alley, rear and side property lines (water's edge)   |
| <b>Easements</b>         | Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a><br>Deck allowed in easement; Equipment NOT allowed in easement<br>Pool allowed in easements with encroachments (6–8 week process)   |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electric panel<br>10'0" from water's edge to overhead electric   |
| <b>Gas Minimums</b>      | 6'0" from meter to equipment<br>4'0" from gas heater to property line  |
| <b>Steel Surcharge</b>   | Water's edge within 5'0" of house or covered patio. 6" x 12" on all pools  |
| <b>Perimeter Fence</b>   | Minimum 6'0", Maximum 7'0" vertical. No chain link allowed   |
| <b>Window Tempering</b>  | Required if water's edge is within 5'0" of any window (No window glazing allowed)  |
| <b>Barriers</b>          | Interior wrought iron fence minimum 5'0" or block & wrought iron combined to 5'.<br>Gate may swing either way but must be s/c & s/l<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>RV gates to be s/c & s/l with a padlock<br>Doors: s/c and s/l that open out to the pool area<br>Windows: latch @ 54" above floor or mesh screens<br>Secondary Barriers: Alarms<br>Approved lockable or latchable hard cover for spas with water area under 8 feet wide<br>Approved key-operated motorized safety cover (ASTM F1346)<br>All barriers shall not have any openings greater than a 4" sphere |
| <b>Miscellaneous</b>     | Pre-shotcrete, pre-interior finish inspections required<br>No front yard pools   |

## GILBERT

Phone: 480-503-6700 • Permit: 1–2 weeks

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 3'0" from alley, rear and side property lines<br>Water to be at least 3'0" from house or patio<br>If a corner lot, water's edge must be no closer than 5' from the street side                          |
| <b>Easements</b>         | Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a><br>Deck is allowed in an easement, without encroachments<br>Pool equipment allowed in easement, but NO plumbing              |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment and electric panel<br>10'0" from water's edge to light switch, junction box, and overhead electric<br>5'0" clearance from equipment to side property fence or house |
| <b>Gas Minimums</b>      | Gas Heater can be placed on property line<br>6'0" from gas meter to pool equipment  |

|                        |  |
|------------------------|--|
| <b>Steel Surcharge</b> | Water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b> | Minimum 5'0", Maximum 6'0" vertical (per Land Development Code 4.107 B)  |
| <b>Window Glazing</b>  | Required if water's edge is within 5'0" of any window  |
| <b>Barriers</b>        | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Double gates or RV gates shall have a padlock at all times when not being used<br>(Exception: RV gates that are not the sole means of ingress/egress are not required to be s/c/s/l but must be padlocked) |
| <b>Miscellaneous</b>   | Water features must be at least 3'0" from "COMMON" property fences<br>Raised bond beam, raised deck areas, BBQs and planter walls must be at least 3'0" from property fences<br>Pre-shotcrete and pre-interior surface inspections required  |

## GLENDALE

*Phone: 623-930-2800 • Permit: 2–3 weeks*

*Code: 2024 International Codes (effective January 9, 2026); 2018 Codes accepted through July 9, 2026 grace period*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 3'0" from alley, rear and side property lines<br>All waterfalls must have 3'0" from back of waterfall to fence<br>Check with city for right of ways; may require different setbacks  |
| <b>Easements</b>         | Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a><br>Pool equipment and deck can be placed in an easement WITHOUT encroachments<br>Pool can NOT be placed in an easement (NO EXCEPTIONS)  |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, junction box and electric panel<br>10'0" from water's edge to light switch<br>10'0" from overhead electric to slides, rails and diving boards   |
| <b>Gas Minimums</b>      | 4'0" from heater to property line<br>6'0" from gas meter to pool equipment<br>10'0" from propane tanks to heater   |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical  |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (tempered glass or window glazing)   |
| <b>Barriers</b>          | Barrier affidavit signed by owner required (Notarized). Originals ONLY — NO FAXES<br>Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>All fences need openings smaller than a 4" diameter sphere. No hand holds or footholds allowed on any barrier fencing |
| <b>Miscellaneous</b>     | No front yard pools<br>Elevations required on plans<br>1 or 2-story house and/or basement need to be designated on plan<br>Pre-shotcrete and pre-interior surface inspections required<br>Original affidavit notarized (must be an original)   |

**⚠ Code Update:** Glendale adopted the 2024 Building Codes on December 9, 2025 (effective Jan 9, 2026). Plans submitted prior to Jan 9, 2026 may complete review under 2018 Codes through July 9, 2026. All plans submitted after July 9, 2026 must comply with 2024 Codes.

## GOODYEAR

Phone: 623-932-3004 • Permit: 1–2 weeks

*Code: 2024 International Technical Codes (adopted March 23, 2026)*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 5'0" from alley, rear and side property lines   |
| <b>Easements</b>         | Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a><br>Deck and equipment allowed in easement without encroachments<br>Gas heater not allowed in easement  |
| <b>Electric Minimums</b> | 10'0" from water's edge to equipment, light switch, junction box, electric panel and overhead electric  |
| <b>Gas Minimums</b>      | 4'0" from heater to property line<br>6'0" from gas meter to pool equipment<br>25'0" from propane tanks to heater  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio   |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical (per Zoning Ord. 5-3-2)   |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (Tempered Glass ONLY)   |
| <b>Barriers</b>          | Barrier affidavit signed by homeowner required. Original ONLY — NO FAXES, NO BLACK INK<br>Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade                        |
| <b>Miscellaneous</b>     | No front yard pools<br>Pre-shotcrete and pre-interior surface inspections required<br>1 or 2-story house and/or basement need to be designated on plan<br>No hand drawings submitted for permit — ONLY Engineered drawings accepted |

**⚠ Code Update:** Goodyear adopted the 2024 International Technical Codes on March 23, 2026 — this is one of the most recent code adoptions in the Valley. Note: Goodyear's IBC Section 3109 is deleted and replaced; barrier requirements are governed by the Goodyear Zoning Code (Sec. 5-3-2).

## MESA

Phone: 480-644-4273 • Permit: 3–4 weeks

*Code: 2018 ISPSC w/ City of Mesa Amendments*

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|-----------------|---|
| <b>Setbacks</b> | 4'0" from alley, rear and side property lines (water's edge)<br>Equipment or pool cannot be placed in a side yard unless 10'0" access is established between equipment, house, and perimeter fence (if other side yard is less than 10'0" wide) |
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| <b>Easements</b>         | Rider Permits obtains easement locations<br>Pool (including bond beam), deck and equipment are NOT allowed in easements without encroachments<br>Encroachments can be a 6–8 week process<br>Equipment can be in a VNAE<br>Bond beam and water can only be placed in an easement if easement is abandoned by Mesa (8–12 week process)                               |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, junction box and electric panel<br>10'0" from water's edge to light switch and 10'0" from overhead electric to water's edge, board, slide and rails   |
| <b>Gas Minimums</b>      | 4'0" from heater to property line<br>6'0" from gas meter to pool equipment<br>Gas line CANNOT be run under deck  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical<br>Chain link fence must be 12 gauge or less   |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (Tempered Glass ONLY)  |
| <b>Barriers</b>          | Interior wrought iron fence: 3'0" from windows and doors, 20" from water's edge.<br>Minimum 5'0" vertical<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l or UL 2017 alarm (7 sec activate, 30 sec sound)<br>Windows: latch @ 54" or screwed mesh screens<br>Secondary barriers: motorized pool covers (ASTM F1346) |
| <b>Miscellaneous</b>     | No front yard pools<br>Pre-shotcrete and pre-interior surface inspections required<br>Doors and windows must be shown on plan  |
| <b>Inspection Note</b>   | <i>All access doors and windows leading to the pool area must have UL-listed pool alarms or s/c/s/l hardware at 54" or above. Alarms must sound immediately when opened.</i>   |

## PEORIA

Phone: 623-773-7225 • Permit: 1–2 weeks

*Code: 2018 IBC/IRC w/ Peoria Amendments (Ord. 2019-12), Handout 510*

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| <b>Setbacks</b>          | 4'0" from alley, rear and side property lines (water's edge per Peoria Zoning 21-803)   |
| <b>Easements</b>         | Pool and equipment are allowed in P.U.E. with encroachments (6–8 week process)<br>Deck is allowed in easements without encroachments (Waterfalls and bond beam are NOT allowed in P.U.E.) |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>12'0" from water's edge to overhead electric  |
| <b>Gas Minimums</b>      | 4'0" from heater to property line<br>6'0" from gas meter to pool equipment  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house, covered patio or property line<br>Surcharge must be 6" x 6" O.C.  |

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|                        | Surcharge required if depth exceeds the distance from water's edge to any walls or structures  |
| <b>Perimeter Fence</b> | Minimum 5'0"   |
| <b>Window Glazing</b>  | Required if water's edge is within 5'0" of any window (Tempered Glass Only)  |
| <b>Barriers</b>        | Barrier affidavit, signed by homeowner, must be turned in for all applications<br>Barriers not required if all children are over 7 years of age<br>Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l<br>Windows: latch @ 54" above floor or mesh screens<br>Secondary barriers: Alarm or removable mesh fence |
| <b>Miscellaneous</b>   | No front or side pools<br>Pre-shotcrete and pre-interior surface inspections required<br>Application must be filled out by homeowner in the New Swimming Pool Affidavit sections (must be original turned in)  |
| <b>Inspection Note</b> | <i>Peoria is stricter with interior barriers. Most new pools must have a 5' interior pool fence when the home opens to the pool area. Door/window alarms are NOT usually accepted as the only interior barrier.</i>  |

## PHOENIX

Phone: 602-262-7811 • Permit: 2–3 weeks

*Code: 2024 ISPSC w/ City of Phoenix Amendments (effective August 1, 2025, Ord. G-7397)*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 3'0" from alley, rear and side property lines<br>3'0" access required around equipment on side yards between house and property fence  |
| <b>Easements</b>         | Call city for easement locations<br>Equipment and pool allowed in easement with encroachments (6–8 week process)<br>Deck allowed in easements without encroachments (not bond beam)  |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>10'0" from water's edge to overhead electric   |
| <b>Gas Minimums</b>      | 4'0" from heater to property line<br>6'0" from gas meter to pool equipment   |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio<br>Also required if water's edge is within 7'0" of P.U.E.<br>Porter Engineering specs needed when retaining wall is twice the distance away from closest depth   |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical  |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (Tempered Glass ONLY)  |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l, latch @ 54" above floor<br>Windows: latch @ 54" above floor or mesh screens<br>Secondary barriers: Alarm (UL 2017) or removable mesh fence (ASTM F2286)<br>Double gates must have a padlock<br>Pet doors are not allowed |

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| <b>Miscellaneous</b>   | No front or side pools<br>Pre-shotcrete and pre-interior finish inspections required<br>When RV gate is the only access into backyard, must have a spring on gate that is not able to be secured to the ground, latch @ 54" and at least 3" below top of fence<br>Survey waiver form to be notarized (original turned in) or survey form to be turned in |
| <b>Inspection Note</b> | <i>Phoenix typically requires a 5' exterior fence plus interior protection when doors face the pool. Approved door alarms, s/c &amp; s/l hardware at 54" or higher, or interior pool fence are acceptable.</i>   |

**⚠ Code Update:** Phoenix moved from the 2018 ISPSC to the 2024 ISPSC on August 1, 2025. Mesh fencing must now meet ASTM F2286 (maximum 1" vertical clearance from grade). Verify any pending submittals against the updated edition.

## SCOTTSDALE

Phone: 480-312-7000 • Permit: 1–2 weeks

*Code: 2021 ISPSC w/ Scottsdale Amendments (Ord. 4550, adopted 9/20/2022) — see addendum*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 2'0" from alley, rear and side property lines<br>5'0" from any N.A.O.S. area<br>"Key Lot" or "Corner" lots — call city for setbacks  |
| <b>Easements</b>         | Pool and equipment are NOT allowed in easements<br>Deck is allowed in easements<br>Absolutely nothing may encroach into a drainage or slope easement   |
| <b>Electric Minimums</b> | 3'0" from equipment to air conditioner<br>5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>10'0" from water's edge to overhead electric   |
| <b>Gas Minimums</b>      | 4'0" from heater to property line; 6'0" from gas meter to pool equipment<br>6" from gas heater to house; 4'0" from gas heater to any vents<br>15'0" from heater to propane tanks   |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Minimum 5'0" outside grade, Maximum 8'0" vertical  |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (tempered glass or window glazing)   |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0" OR 4'0" removable mesh fence<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l<br>Windows: latch @ 54" above floor or mesh screens<br>Secondary barriers: Alarm |
| <b>Short-Term Rental</b> | Any door/window leading to backyard pool area must have either s/c/s/l mechanism or UL-listed pool alarm meeting City standards. STR operators must have a secondary barrier (interior fence or alarms).   |
| <b>Miscellaneous</b>     | Pre-excavation inspection required only on Residential Homes — NOT homes under construction<br>Need City approved plot plan to submit with FEMA Block<br>Pre-shotcrete and pre-interior finish inspections required                                    |

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|  | Label NAOS (if applicable) |
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## SURPRISE

*Phone: 623-222-3000 • Permit: 2–3 weeks*

*Code: 2018 IRC Appendix AC105 w/ Surprise Amendments (mixed ARS 36-1681 & ISPSC)*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 3'0" from alley, rear & side property lines and ALL STRUCTURES  |
| <b>Easements</b>         | Deck and Equipment ARE allowed in easements   |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>10'0" from water's edge to overhead electric  |
| <b>Gas Minimums</b>      | 3'0" from heater to propane tanks<br>4'0" from heater to property line  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio   |
| <b>Perimeter Fence</b>   | Minimum 4'0" (No Chain Link) per IRC Appendix AC105   |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (tempered glass or window glazing)  |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l or alarmed<br>Windows: latch @ 54" above floor or mesh screens<br>Pet doors are not allowed<br>Double or RV gates must be "pinned" & padlocked |
| <b>Miscellaneous</b>     | Need Builders Early Access Letter to get permit on pools building before C.O.E.   |

## TEMPE

*Phone: 480-350-8331 • Permit: 6–8 weeks*

*Code: 2018 ISPSC w/ City of Tempe Amendments*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 2'0" from alley, rear and side property lines  |
| <b>Easements</b>         | No pool or bond beam in easement<br>Deck and equipment allowed with encroachments (6–8 week process)   |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electric panel<br>10'0" from water's edge to overhead electric                   |
| <b>Gas Minimums</b>      | 6'0" from gas meter to pool equipment<br>4'0" from heater to property line   |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio<br>ALL pools need option #18-5200 (1) Tempe Steel Premium                          |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical  |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (tempered glass or window glazing)   |
| <b>Barriers</b>          | Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Pool/spa side of barrier ≥ 24" from water's edge (Tempe amendment 305.2.10) |

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| <b>Miscellaneous</b> | Pre-shotcrete and pre-interior finish inspections required<br>Homeowner must sign Tempe flood letter |
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# OTHER JURISDICTIONS

## APACHE JUNCTION

Phone: 480-474-5156 • Permit: 2–3 weeks • Most within City Limits — possible Pinal or Maricopa County Permit

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 3'0" from rear and side property lines. No side yard pools<br>Setback changes to 4'0" from property line if alley exists or property backs up to greenbelt area<br>All waterfalls must have 3'0" from back of waterfall to fence<br>Equipment must be 5'0" from any SIDE property line  |
| <b>Easements</b>         | Nothing allowed in easements. Call city for easement locations  |
| <b>Electric Minimums</b> | 10'0" from water's edge to equipment, light switch, junction box and overhead electric<br>5'0" from water's edge to electric panel  |
| <b>Gas Minimums</b>      | 4'0" from gas heater to property line   |
| <b>Steel Surcharge</b>   | Water's edge is within 5'0" of house or covered patio   |
| <b>Perimeter Fence</b>   | Minimum 5'0" vertical   |
| <b>Barriers</b>          | Gates: s/c, s/l, open away from backyard, latch @ 54" above grade<br>Intermediate Barrier: Wrought iron or equal unobstructed view of pool<br>Self-closing and latching door with latch at 54" minimum. Includes sliding glass doors, entrance doors and hinged doors<br>Interior wrought iron fence: minimum 5'0"<br>Vertical barrier must not allow a 4" ball to pass between them and must not have horizontal pieces closer together than 45"<br>Secondary Barrier: alarm |

## AVONDALE

Phone: 623-333-4000 • Permit: 2–3 weeks

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 3'0" from alley, rear and side property lines<br>10'0" key lock setbacks or corner lots  |
| <b>Easements</b>         | Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a><br>No water or bond beam in easements<br>Deck and equipment allowed in easements<br>Deck allowed in a lake maintenance easement with letter of indemnity (NO BOND BEAM) |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box, and overhead electric<br>5'0" from water's edge to electric panel   |
| <b>Gas Minimums</b>      | 5'0" from meter to equipment<br>Gas Heater can be placed on property line<br>Propane — see Fire Department 623-333-6142  |
| <b>Steel Surcharge</b>   | Water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical  |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (tempered glass or glazing)  |

|                      |   |
|----------------------|---|
| <b>Barriers</b>      | Interior wrought iron fence minimum 5'0" with maximum 4" spacing between bars<br>Gates: s/c, s/l, open away from backyard, latch @ 54" above grade<br>Double gates to be padlocked<br>Doors: s/c and s/l<br>Windows: latch @ 54" above floor or mesh screens<br>Secondary Barrier: alarms |
| <b>Miscellaneous</b> | Permit Application can be faxed to the city<br>Pre-shotcrete and pre-interior surface inspections required. No front yard pools<br>Barrier Affidavit needed only if customer does NOT have children under 6   |

## BUCKEYE

*Phone: 623-349-6200 • Permit: 4–6 weeks*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 5'0" from all property lines. Equipment can be on property line if in backyard<br>If equipment is located in side yard, must be 5'0" from property line   |
| <b>Easements</b>         | Deck and Equipment are allowed in easement<br>Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a>  |
| <b>Electric Minimums</b> | 5'0" from equipment to water's edge   |
| <b>Gas Minimums</b>      | 5'0" from gas heater to property line   |
| <b>Steel Minimums</b>    | Water's edge is within 5'0" of house or covered patio   |
| <b>Perimeter Fence</b>   | Minimum 5'0" vertical   |
| <b>Window Glazing</b>    | If water's edge is less than 5' from window, tempered glass or window glazing is required   |
| <b>Barriers</b>          | Gates: s/c, s/l, open away from backyard, latch @ 54" above grade<br>Perimeter wall must be at least 5' in height from the outside<br>Double gates (RV gates) must have padlock<br>Ground lever doors with direct access to the pool area must be equipped with a s/c/s/l device at least 54" above floor level and open away from pool area<br>All windows (except bedroom fire egress windows) with access to the pool area must have either screwed-in wire mesh OR keyed locks that prevent opening more than 4"<br>5' wrought iron fence completely around pool barrier or partial 5' wrought iron fence with some other barrier<br>Secondary Barrier: Alarm |
| <b>Miscellaneous</b>     | CANNOT start construction until permit is received<br>HOA Approval Letter if applicable<br>Pool Barrier Letter, signed  |

## CAREFREE

*Phone: 480-488-3686 • Permit: 6–7 weeks*

|                  |  |
|------------------|--|
| <b>Setbacks</b>  | Call City for each lot if no B.S.L. is on plot plan<br>Certain zones have 40'0"–60'0" setbacks on rear p/l and 20'0"–30'0" setbacks on sides |
| <b>Easements</b> | Deck is allowed in easements. NO equipment or water's edge is allowed in easements   |

|                          |  |
|--------------------------|--|
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box, and electric panel<br>10'0" from water's edge to overhead electric  |
| <b>Gas Minimums</b>      | 6'0" from meter to pool equipment<br>4'0" from gas heater to property line   |
| <b>Steel Surcharge</b>   | Water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Minimum 4'6", Maximum 6'0" vertical  |
| <b>Barriers</b>          | Interior wrought iron fence minimum 5'0"<br>Gates: s/c, s/l, open away from backyard, latch @ 54" above grade<br>Doors: s/c and s/l as part of perimeter fence only<br>Windows: latch @ 54" above floor or mesh screens<br>Secondary Barrier: alarms   |
| <b>Miscellaneous</b>     | Pre-site inspection before excavation. Pre-shotcrete, plaster, final inspections required<br>No front yard pools. CANNOT build pool without permit<br>Pool equipment must be enclosed by a solid structure with gate if yard does not have solid fence |

## CASA GRANDE

*Phone: 520-421-8684 • Permit: 3–4 weeks*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 5'0" from most property lines   |
| <b>Easements</b>         | No water or bond beam allowed in easements. Deck and equipment allowed in easements   |
| <b>Electric Minimums</b> | 10'0" from water's edge to equipment, junction box, electrical panel and light switch<br>10'0" from water's edge to overhead electric   |
| <b>Gas Minimums</b>      | Gas Heater can be placed on property line   |
| <b>Steel Surcharge</b>   | Water's edge is within 5'0" of house or covered patio   |
| <b>Perimeter Fence</b>   | Minimum 5'0"  |
| <b>Window Tempering</b>  | Required if water's edge within 5'0" of any window (No window glazing allowed)  |
| <b>Barriers</b>          | Gates: s/c, s/l, open away from backyard, latch @ 54" above grade<br>Wrought Iron fence 60" above grade. Maximum vertical clearance between grade and bottom of barrier shall be 2" measured on the side facing away from the pool<br>Secondary barrier: alarm that will sound off for a minimum of 30 seconds immediately after the door is opened. Heard throughout house and auto-resets |

## CAVE CREEK

*Phone: 480-488-6633 • Permit: 4–6 weeks*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | Use building setback lines, typically 10'–60'  |
| <b>Easements</b>         | No equipment or water's edge is allowed in easements. Deck is allowed in easements   |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electric panel<br>10'0" from water's edge to overhead electric |

|                        |  |
|------------------------|--|
| <b>Gas Minimums</b>    | 4'0" from gas heater to property line  |
| <b>Steel Surcharge</b> | Water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b> | Minimum 5'0"   |
| <b>Barriers</b>        | <p>Interior wrought iron fence: minimum 5'0". Cannot have any openings greater than a 4" sphere to pass through</p> <p>Gates: s/c, s/l, open away from backyard, latch @ 54" above grade</p> <p>Doors: s/c and s/l</p> <p>Windows: keyed lock latch @ 54" above floor and mesh screens screwed in place</p> <p>No handholds, footholds, or horizontal members accessible from the exterior side of the enclosure. Horizontal members spaced not less than 45" apart vertically OR placed on the pool side with no opening greater than 1.75" horizontally</p> <p>Wire mesh or chain link fences may have maximum mesh size of 1.75" horizontally</p> <p>Double gates secured with padlock</p> <p>Key-operated motorized safety cover (ASTM ES 13-89) may be used (switch 54" above floor; entire pool must be visible during cover operation)</p> <p>Secondary Barrier: Door alarm — audible warning when door or screen opens; sounds 30 sec; heard throughout house; auto-resets</p> |
| <b>Miscellaneous</b>   | No building until permit is received   |

## COOLIDGE (PINAL COUNTY)

*Phone: 520-723-6075 • Permit: 3–4 weeks*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 5'0" from most property lines  |
| <b>Easements</b>         | Call city or for easement locations  |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>10'0" from water's edge to overhead electric |
| <b>Gas Minimums</b>      | 4'0" from gas meter to property line   |
| <b>Steel Surcharge</b>   | Water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Minimum 5'0"   |
| <b>Miscellaneous</b>     | Sales Representative must apply for permit in person   |

## EL MIRAGE

*Phone: 623-933-8318 • Permit: 2–3 weeks*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | <p>5'0" from most property lines</p> <p>5'0" from water's edge to interior wrought iron fence</p> <p>Equipment must be 5'0" from ALL property lines</p> <p>All waterfalls must have 5'0" from back of waterfall to fence</p>                    |
| <b>Easements</b>         | <p>Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a></p> <p>No water or bond beam in easements. Deck is allowed in the easement</p> <p>Equipment allowed in an easement with encroachments only (6–8 week process)</p> |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>10'0" from water's edge to overhead electric  |

|                        |  |
|------------------------|--|
| <b>Gas Minimums</b>    | 5'0" from heater to property line  |
| <b>Steel Surcharge</b> | Water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b> | Minimum 5'0" vertical with no openings greater than a 4" sphere. No horizontal members on the exterior side that would provide a foothold for climbing   |
| <b>Barriers</b>        | <p>Interior wrought iron fence: minimum 5'0" if there is a 6'0" perimeter fence, otherwise 6'0"</p> <p>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade</p> <p>Double or RV gates must have a padlock</p> <p>Secondary barriers: fence isolating pool area. Must be at least 60" from water edge</p> <p>Doors: s/c and s/l with a handle 54" from the floor</p> <p>Windows from sleeping rooms with access to pool: latching device <math>\geq</math> 54" above floor.</p> <p>All other openable windows with pool access: screwed-in mesh screen, keyed lock preventing <math>&gt;</math> 4" opening, OR latching device <math>\geq</math> 54" above floor</p> <p>No pet doors with direct access to the pool area</p> |
| <b>Miscellaneous</b>   | <p>No front yard pools</p> <p>Water's edge must be 5'0" away from perimeter and interior fencing</p> <p>Interior barrier fencing must be 6'0" minimum in height</p>  |

## FLORENCE (PINAL COUNTY)

*Phone: 520-868-7575 • Permit: 1–2 weeks*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | <p>3'0" from any property line</p> <p>5' from any street on a corner lot</p> <p>Depth of pool should not be greater than distance from pool unless you have written approval from planning director</p>  |
| <b>Easements</b>         | Call city for easement locations   |
| <b>Electric Minimums</b> | <p>No outlets within 10' except equipment power source</p> <p>10'0" from water's edge to overhead electric</p> <p>No switches within 5'</p> <p>All outlets within 25' must be GFCI</p>   |
| <b>Gas Minimums</b>      | <p>4'0" from heater to property line, operative door or window</p> <p>6'0" from gas meter to pool equipment</p>  |
| <b>Steel Surcharge</b>   | Required if water's edge is closer to the wall or structure than the depth of the pool   |
| <b>Perimeter Fence</b>   | Minimum 5', Maximum 6' in height   |
| <b>Window Glazing</b>    | Any glass within 5' of water's edge must be tempered glass   |
| <b>Barriers</b>          | <p>Self-closing self-latching gate that swings away from the pool and latch at 54" above grade</p> <p>All fencing must be no shorter than 5' in height or greater than 6' in height</p> <p>Openings in all fencing no greater than a 4" sphere to fit through or under</p> <p>Motorized safety pool cover (key switch meets ASTM standards; key-switch operation only)</p> <p>All ground lever doors or other doors with direct access to the pool shall be equipped with a self-latching device</p> |

|                      |  |
|----------------------|--|
|                      | Emergency escape/rescue windows from sleeping rooms with access to pool: latching device $\geq$ 54" above floor<br>All other windows: screwed-in wire mesh screen, keyed lock preventing $>$ 4" opening, OR latching device $\geq$ 54" above floor |
| <b>Miscellaneous</b> | No front yard pools<br>Pre-shotcrete, plaster and final inspection<br>Letter of Authorization (done by permit tech)  |

## FOUNTAIN HILLS

*Phone: 480-816-5127 • Permit: 8–10 weeks*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 3'0" from rear and side property lines  |
| <b>Easements</b>         | Pool, deck and equipment can be placed in an easement with encroachments (6–8 week process)   |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, junction box, electrical panel and light switch<br>10'0" from water's edge to overhead electric  |
| <b>Gas Minimums</b>      | 4'0" from heater to property line   |
| <b>Steel Surcharge</b>   | Water's edge is within 5'0" of house or covered patio. 6" x 6" on all pools   |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical<br>Setback for perimeter fencing on corner lots is 20'0"  |
| <b>Window Glazing</b>    | If water's edge is less than 5' from windows, tempered glass or glazing is required   |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Secondary barrier: alarms (audible warning when door/screen opens; active within 7 sec; sounds 30 sec; auto-resets)<br>Top of barrier at least 60" above grade on side facing away from pool; max 72"<br>Maximum vertical clearance between grade and bottom of barrier: 2"<br>Openings in barrier shall not allow passage of a 4" diameter<br>Powered safety cover compliant with ASTM F1346   |
| <b>Miscellaneous</b>     | Equipment must be placed within perimeter or barrier fencing. No Building until permit is received<br>Pool must be 7'0" from any retaining wall or Porter Engineering specifications required<br>Pool Sales Representative must show driveways, elevations and drainage arrows on all drawings<br>Label all existing or proposed perimeter fencing. ALL dirt must be removed from site<br>Lots with N.A.O.S. must have a Temporary Fence installed during construction<br>Catalog Cut Sheets needed for drain covers, SVRS, pumps and heaters (all certified)<br>Provide type and location of the SVRS (above or below water level)<br>Anti-Vortex systems are prohibited |

## LITCHFIELD PARK

*Phone: 623-935-1066 • Permit: 1–2 weeks*  
*Code: barrier compliance per ARS 36-1681*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 5'0" from alley, rear and side property lines<br>7'0" from public right of ways   |
| <b>Easements</b>         | Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a><br>All waterfalls must have 3'0" from back of waterfall to fence<br>No pool or bond beam allowed in easement<br>Equipment and deck allowed in easement without encroachments |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electric panel<br>10'0" from water's edge to overhead electric  |
| <b>Gas Minimums</b>      | 4'0" from heater to property line<br>6'0" from gas meter to pool equipment  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio   |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical   |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window (tempered glass or window glazing)  |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l<br>Windows: latch @ 54" above floor or mesh screens  |
| <b>Miscellaneous</b>     | Raised bond beam, raised deck areas, BBQs and planter walls must be at least 3'0" from property fences<br>Pre-shotcrete and pre-interior surface inspections required   |

## MARICOPA (CITY)

*Phone: 520-568-9098 • Permit: 1–2 weeks*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 4'0" from property lines and fences (interior or exterior)<br>3'0" from patio, house and foundations<br>3'0" from water's edge to lot perimeter barrier (per City Code 18.80.120)<br>Call county to verify setbacks                              |
| <b>Easements</b>         | Call County for easement locations<br>Deck and equipment (NO PLUMBING) are allowed in easements without encroachments  |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>10'0" from water's edge to overhead electric   |
| <b>Gas Minimums</b>      | 4'0" from heater to property line  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Existing 5'0" chain link fencing is acceptable   |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l. Bedroom doors only require latch @ 54" above floor<br>Windows: latch @ 54" above floor or mesh screens |

## MARICOPA COUNTY (UNINCORPORATED)

*Phone: 602-506-3301 • Permit: 6–10 weeks • Covers Sun City, Sun City West, Anthem, New River, Sun Lakes, rural areas  
Directive DD-5012-01 revised 11/20/2024*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | 3'0" from alley, rear and side property lines (per DD-5012-01 rev. 11/20/2024)<br>4'0" to 6'0" for Anthem   |
| <b>Easements</b>         | Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a><br>Pool, deck, equipment, perimeter fencing and barrier fencing NOT allowed outside building envelope (BSL)<br>No pool, equipment or decking allowed in easements. Wrought iron fence IS allowed in easements<br>All waterfalls must have 3'0" from back of waterfall to fence |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electric panel<br>10'0" from water's edge to overhead electric  |
| <b>Gas Minimums</b>      | 4'0" from heater to property line<br>6'0" from gas meter to pool equipment  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio   |
| <b>Perimeter Fence</b>   | Minimum 5'0", Maximum 6'0" vertical   |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l<br>Windows: latch @ 54" above floor or mesh screens<br>Secondary barriers: alarms  |
| <b>Miscellaneous</b>     | No front yard pools. Drawing to show driveway and street locations<br>Pre-shotcrete and pre-interior surface inspections required<br>No excavation without permit — \$10,000 fine<br>Need septic tank location if applicable<br>Need location of all structures on the property   |

## PARADISE VALLEY

*Phone: 480-348-3692 • Permit: 2–4 weeks*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | No setbacks from alley. Call City for setbacks<br>20'0" from rear and side property lines<br>40'0" for front yard pools  |
| <b>Easements</b>         | Easement locations: <a href="http://www.maricopa.gov">www.maricopa.gov</a><br>Fences not allowed on equestrian easements<br>Deck and equipment can be placed in an easement with letter of indemnity |
| <b>Electric Minimums</b> | 5'0" from water's edge to light switch and junction box<br>10'0" from water's edge to equipment, electrical panel and overhead electric  |
| <b>Gas Minimums</b>      | Heater can be located on property line<br>6'0" from gas meter to pool equipment<br>Butane not allowed  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio  |

|                        |  |
|------------------------|--|
| <b>Perimeter Fence</b> | Minimum 5'0", Maximum 6'0" vertical  |
| <b>Barriers</b>        | Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Power safety cover in compliance with ASTM F1346<br>Alarm produces audible warning when door/screen opens. Listed per UL 2017.<br>Activates within 7 sec; sounds continuously 30 sec; heard throughout house; auto-resets<br>Pet doors are prohibited unless with an alarm following the alarm rule above |
| <b>Miscellaneous</b>   | No pools in washes<br>Must obtain topographical maps on hillside properties<br>Pre-shotcrete and pre-interior surface inspections required<br>Customer/Sales Rep must obtain plot plan from Paradise Valley Building Department<br>Authorization Letter for work over \$25,000   |

## PINAL COUNTY

*Phone: 520-868-6405 • Permit: 3–4 weeks*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 4'0" from property lines and fences (interior or exterior)<br>3'0" from patio, house and foundations<br>Call county to verify setbacks   |
| <b>Easements</b>         | Call County for easement locations<br>Deck and equipment (NO PLUMBING) are allowed in easements without encroachments  |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>10'0" from water's edge to overhead electric   |
| <b>Gas Minimums</b>      | 4'0" from heater to property line  |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Existing 5'0" chain link fencing is acceptable   |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l. Bedroom doors only require latch @ 54" above floor<br>Windows: latch @ 54" above floor or mesh screens |

## QUEEN CREEK

*Phone: 480-358-3003 • Permit: 2–3 weeks*

*Code: Town Ordinance No. 479-10 (Appendix G), effective June 19, 2010*

|                          |   |
|--------------------------|---|
| <b>Setbacks</b>          | Pool must be a minimum of 3'0" from alley, rear and side property lines (water's edge per Ord. 479-10 AG101.6)<br>Pool Equipment can be placed on property line (July 2004)   |
| <b>Easements</b>         | Call Pinal County or <a href="http://www.maricopa.gov">www.maricopa.gov</a> for Maricopa County addresses to get easement locations<br>Pool, deck and equipment not allowed in easements; encroachments are NOT an option |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel  |

|                        |   |
|------------------------|---|
|                        | 10'0" from water's edge to overhead electric  |
| <b>Gas Minimums</b>    | 3'0" from heater to property line   |
| <b>Steel Surcharge</b> | Water's edge is within 5'0" of house or covered patio. 6' x 12" surcharge on all pools  |
| <b>Perimeter Fence</b> | Minimum 5'0"  |
| <b>Barriers</b>        | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l<br>Windows: latch @ 54" above floor or mesh screens<br>Secondary barrier: motorized pool cover |

## SUN CITY & SUN CITY WEST

*Permit must be walked-thru • See Maricopa County for general requirements*

|                          |  |
|--------------------------|--|
| <b>Setbacks</b>          | 3'0" from alley, rear and side property lines  |
| <b>Easements</b>         | Pool, deck and equipment not allowed in easements  |
| <b>Electric Minimums</b> | 5'0" from water's edge to equipment, light switch, junction box and electrical panel<br>10'0" from water's edge to overhead electric   |
| <b>Gas Minimums</b>      | 4'0" from heater to property line<br>6'0" from gas meter to pool equipment   |
| <b>Steel Surcharge</b>   | Required if water's edge is within 5'0" of house or covered patio  |
| <b>Perimeter Fence</b>   | Minimum 4'6", Maximum 6'0" vertical  |
| <b>Window Glazing</b>    | Required if water's edge is within 5'0" of any window  |
| <b>Barriers</b>          | Interior wrought iron fence: minimum 5'0"<br>Gates: s/c and s/l, open away from back yard, latch @ 54" above grade<br>Doors: s/c and s/l<br>Windows: latch @ 54" above floor or mesh screens |
| <b>Miscellaneous</b>     | No front or side pools<br>Pre-shotcrete, plaster and final inspections required<br>Permit needed to access back yard over sidewalk. Bond needed if access over golf course                   |

## SUN LAKES

*See Maricopa County • Permit: 1–2 weeks*

|                      |  |
|----------------------|--|
| <b>Miscellaneous</b> | H.O.A. approval must be received before excavation<br>Equipment must be a minimum of 5'0" from any property line<br>Waterfall must be a minimum of 54" away from any property line |
|----------------------|--|

# SCOTTSDALE ADDENDUM

## 2021 ISPSC Section 305 — Barrier Requirements

*Scottsdale Revised Code, Chapter 31 — Building and Construction Regulations*

### SHORT-TERM RENTAL POOL BARRIER — EFFECTIVE MAY 23, 2023

Sec. 18-175(g): The owner of a vacation rental or short-term rental that includes a swimming pool, spa or hot tub accessible to renters shall comply with the barrier requirements outlined in Scottsdale Revised Code § 31-68, AG105, Barrier Requirements. Vacation rentals or short-term rentals are dwelling units rented for less than 30 days to transient guests. They are considered the same as traditional dwelling units and allowed by-right in all residential districts, subject to:

- All dwelling units and any accessory guest houses must be rented together (not independently)
- Maximum family size of 6 adults (and their related dependent children)
- Non-residential uses prohibited (no retail, restaurant, banquet, event center)

### Sec. 31-175 — Adoption of International Swimming Pool and Spa Code

The International Swimming Pool and Spa Code (ISPSC), 2021 Edition, as published by the International Code Council, Inc., declared a public record by city Resolution No. 12507, is adopted by reference as part of the city Building Code. (Adopted via Ordinance 4550, 9/20/2022 — confirmed current as of May 2026.)

### Sec. 31-176 — ISPSC Chapter 1 Amendments

#### Section 101.1 — Title (amended):

*These regulations shall be known as the “Swimming Pool and Spa Code” of the City of Scottsdale, hereinafter referred to as “this code.”*

#### Section 101.2 — Scope (amended):

*The provisions of this code apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of pools and spas. The pools and spas covered by this code are either permanent or temporary and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing or wading.*

#### Section 101.5 — Safety Notification (added):

*Any person, firm or corporation entering into an agreement to sell or rent a dwelling with access to any swimming pool, spa or hot tub shall give the buyer or renter written notice explaining pool, spa or hot tub safety and the responsibilities of pool, spa and hot tub use and ownership.*

## Section 305 — Barrier Requirements (Detailed)

### 305.1 General

These provisions apply to the design of barriers for restricting entry into areas having pools and spas. Where spas/hot tubs are equipped with a lockable safety cover (ASTM F1346), and swimming pools are equipped with a powered safety cover (ASTM F1346), the area is not required to comply with Sections 305.2 through 305.7.

#### 305.1.1 Construction Fencing Required

Construction sites for in-ground swimming pools and spas shall have construction fencing surrounding the site from the time excavation occurs through completion of the permanent barrier. Fencing shall be not less than 60 inches (1524 mm) in height.

### 305.1.2 Barrier Requirements Notification

Before constructing a new swimming pool, spa or hot tub, the pool contractor shall give the pool owner written notice of the barrier requirements in Sections 305.2 through 305.7.

### 305.1.3 Maintenance of Barrier

The owner and person, firm or corporation in possession of a swimming pool, spa or hot tub shall keep the required barrier(s), including all gates, fencing, doors, locks, alarms, and latches in safe and good working order at all times. No person shall alter or remove any portion of a swimming pool barrier except to repair, reconstruct, or replace the barrier. Any barrier removed shall be promptly replaced.

### 305.1.4 Public Nuisance

Any swimming pool, spa or hot tub safety barrier(s) not maintained to minimum requirements by the code under which the barrier(s) was installed is hereby declared to be unsafe and a public nuisance.

## 305.2 Outdoor Pools & Spas — Barrier Heights and Clearances

Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7.

| Requirement   | Measurement  |
|---|--|
| <b>Barrier height (top of barrier)</b>                      | ≥ 60" (1524 mm) above grade, measured from the side facing away from pool. Must extend around entire perimeter plus 3' horizontally outside. |
| <b>Vertical clearance — non-solid grade (grass, gravel)</b> | ≤ 2" (51 mm) between grade and bottom of barrier   |
| <b>Vertical clearance — solid surface (concrete)</b>        | ≤ 4" (102 mm) between solid surface and bottom of barrier  |
| <b>Openings in barrier</b>                                  | Shall not allow passage of a 4" diameter (102 mm) sphere   |
| <b>Chain link fence opening</b>                             | ≤ 1-3/4" (44 mm). Slats reducing opening must keep ≤ 1-3/4"  |
| <b>Diagonal members</b>                                     | Max opening ≤ 1-3/4" (44 mm). Angle not greater than 45° from vertical   |
| <b>Horizontal members &lt; 45" apart</b>                    | Place horizontals on pool side. Vertical spacing ≤ 1-3/4" (44 mm)  |
| <b>Horizontal members ≥ 45" apart</b>                       | Vertical spacing ≤ 4" (102 mm). Decorative cutouts ≤ 1-3/4"  |
| <b>Mesh fence setback</b>                                   | Inside of mesh fence ≥ 20" (508 mm) from nearest water edge  |
| <b>Pool equipment clear zone</b>                            | Pumps, filters, heaters located outside barrier must be ≥ 36" (914 mm) from outside of barrier   |

## 305.3 Doors and Gates

Pedestrian access doors and gates shall open outward away from the pool, shall be self-closing, and shall have a self-latching device. Doors and gates shall be equipped to accommodate a locking device.

### Latch Release Heights — Residential Pools

| Latch Type / Location                                   | Minimum Height                                 |
|---|--|
| <b>Non-self-locking latch accessed from outside</b>     | ≥ 54" (1372 mm) above finished floor or ground |
| <b>Self-locking type (key, electronic, combination)</b> | ≤ 54" (1372 mm) above finished floor or ground |
| <b>Self-latching release on pool side only</b>          | ≥ 3" below the top of the gate                 |
| <b>Barrier openings within 18" of inside latch</b>      | ≤ 1/2" (12.7 mm) in any dimension              |

### 305.4 Structure Wall as a Barrier

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:

#### Option 1 — UL 2017 Water Hazard Entrance Alarm

- Activates within 7 seconds and sounds continuously for at least 30 seconds
- Audible throughout house during normal household activity — minimum 85 dBA at 10 feet indoors
- Resets automatically under all conditions
- Repeats activation cycle until door, window, or screen is closed
- Manual temporary deactivation switch located  $\geq 54$ " above door threshold
- Deactivation lasts no more than 15 seconds — doors open after 15 sec re-activate the alarm
- May NOT have any on/off switch other than the temporary deactivation switch
- Operable windows with sill height  $< 48$ " above indoor floor must have the alarm

#### Switch Placement Heights

- Standard dwellings (not Accessible/Type A/Type B):  $\geq 54$ " above finished floor
- Accessible / Type A / Type B units: between 48" and 54" above finished floor
- Non-dwelling structures: between 48" and 54" above finished floor

#### Option 2 — ASTM F1346 Safety Cover

A safety cover listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.

#### Option 3 — Approved Alternative

An approved means of protection, such as self-closing doors with self-latching devices, providing a degree of protection not less than Option 1 or Option 2.

### 305.5 Onground Residential Pool Structure as Barrier

An onground residential pool wall structure or a barrier mounted on top may serve as the barrier when:

- Pool wall serving as barrier: bottom on grade, top  $\geq 48$ " above grade entire perimeter, complies with 305.2, and manufacturer permits use as barrier
- Barrier mounted on pool wall: top of barrier  $\geq 48$ " above grade entire perimeter, both wall and barrier comply with 305.2
- Ladders/steps must be secured, locked, or removable to prevent access (or enclosed within a compliant barrier)
- Openings created by securing/removing ladders shall not allow a 4" diameter sphere to pass
- Top-of-pool-wall barriers must be installed per pool manufacturer instructions

### 305.6 Natural Barriers

Where the pool/spa area abuts the edge of a lake or other natural body of water, public access is not permitted along the shoreline, and required barriers extend to and beyond the water's edge not less than 18 inches (457 mm), a barrier is not required between the natural body of water shoreline and the pool or spa.

### 305.7 Natural Topography

Natural topography that prevents direct access to the pool or spa area shall include mountains and natural rock formations. A natural barrier approved by the governing body shall be acceptable provided the degree of protection is not less than the requirements of Sections 305.2 through 305.5.

## 305.8 Means of Egress

Outdoor public pools provided with barriers shall have means of egress as required by Chapter 10 of the International Building Code.

### Chapters Deleted by Scottsdale Amendment

Sec. 31-178: ISPSC Chapter 4 — Public Swimming Pools — deleted in its entirety

Sec. 31-179: ISPSC Chapter 5 — Public Spas and Public Exercise Spas — deleted in its entirety

Sec. 31-180: ISPSC Chapter 6 — Aquatic Recreation Facilities — deleted in its entirety

Sections 31-181 to 31-186: Reserved

### Disclaimer

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