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*Discover ★ Enjoy ★ Celebrate!*

# Accessory Use Building or Structure Zoning Permit Application

Detached: Sheds, Carports, Garages, Outbuilding, Swimming Pools, Etc.

$25 Fee

| Property Owner's Name/Address: | Applicant's Name/Address: |
|---|---|
| | |
| | |
| | |
| | Phone #: |

| Address of Property where accessory will be placed: | Contractor Name/Address: |
|---|---|
| | |
| | |
| | |
| | Phone #: |

Type of Structure_____ Proposed Use _____

Distance from other structures (10 foot min)

House_____ Others _____(Show drawing)

Distance from lot lines: Front_____ Rear _____ Side_____
(Side and Rear Min 10 Ft.)

Sq Feet of Rear yard _____ Sq Feet of House _____

Sq Feet of proposed accessory_____

Size of Accessory Height_____ Weight _____ Length_____

Provide drawing of placement of accessory on property. Please note locations of house, other buildings or structures locations, drives, sidewalks, etc.

| Approved | Approved |
|---|---|
| Date: _____ | Date: _____ |
| Zoning Administrator | Building Official |

Fee _____ Paid on _____ Permit # _____

# SWIMMING POOL FACT SHEET AND CHECKLIST

Swimming pools are considered an accessory building for the purposes of complying with the zoning ordinance. This means that the pool will have to meet all applicable regulations that a garage would – such as sideyard and rear yard setbacks and maximum lot coverage. This fact sheet is intended to be used as a guide and checklist prior to seeking a building and/or zoning permit.

☐ The pool must meet all applicable side yard and rear yard setbacks for the zoning district in which it is located. Pools are not permitted in the front yard. No pool is permitted in an easement.

☐ Service drop conductors an any other open overhead wiring shall not be installed above a swimming pool

☐ All yard areas with pools are to be fenced as follows:

- Fencing must be at least 4 feet and equipped with a self-closing and self-latching gate. Latching devices must be at least 3 feet above the ground.
- Fencing may be omitted where building walls without doorways abut the pool area, provided that the entire perimeter of the pool is secured

No lights shall be erected, operated or maintained in connection with a swimming pool in such a manner as to create a disturbance to surrounding properties
All pools shall be kept clean and the water used there shall be filtered and sterilized by chlorination and in general in conformance with any State, County or local health standards.

When seeking a permit, you should bring the following information:

- A legible plot plan showing the proposed location of the pool, fencing, gates and all other existing structures on the site
- The manner of supervision of the pool

# SHEDS, CARPORTS, GARAGES AND "OUT BUILDINGS"

Garages, sheds, carports, and other buildings, even swimming pools, are considered accessory structures. There two basic types of accessory buildings – attached or detached. Attached accessory buildings are those which are physically attached to the home. A typical example is an attached garage or an attached carport. Detached accessory structures are sheds, or other such structures which are not physically attached to the dwelling. All accessory structures require a building permit and zoning permit.

- All attached accessory buildings, including carports, shall be treated just like the main building or dwelling
- All detached accessory buildings shall be at least ten (10) feet to any other structure on the lot.
- All accessory buildings shall be at least ten (10) feet from a side or rear lot line.
- No accessory building can occupy more than 25% of the rear of any yard; no accessory building or strcuture can exceed the floor area of the principal building.
- Detached accessory structures in residential districts cannot exceed one story or 17 feet. Detached accessory structure in nonresidential districts are permitted to whatever the permitted height is in the district.
- No accessory building is permitted in the front yard.
- Except for agricultural buildings, no accessory building is permitted prior to the establishment of a principal structure.

APPENDIX G

# SWIMMING POOLS, SPAS AND HOT TUBS

## SECTION AG101
## GENERAL

**AG101.1 General.** The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the lot of a one- and two-family dwelling.

## SECTION AG102
## DEFINITIONS

**AG102.1 General.** For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

**ABOVE-GROUND/ON-GROUND POOL.** See "Swimming pool."

**BARRIER.** A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

**HOT TUB.** See "Swimming pool."

**IN-GROUND POOL.** See "Swimming pool."

**RESIDENTIAL.** That which is situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.

**SPA, NONPORTABLE.** See "Swimming pool."

**SPA, PORTABLE.** A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product.

**SWIMMING POOL.** Any structure intended for swimming or recreational bathing that contains water over 24 inches (610 mm) deep. This includes in-ground, aboveground and on-ground swimming pools, hot tubs and spas.

**SWIMMING POOL, INDOOR.** A swimming pool which is totally contained within a structure and surrounded on all four sides by walls of said structure.

**SWIMMING POOL, OUTDOOR.** Any swimming pool which is not an indoor pool.

## SECTION AG103
## SWIMMING POOLS

**AG103.1 In-ground pools.** In-ground pools shall be designed and constructed in conformance with ANSI/NSPI-5 as listed in Section AG108.

**AG103.2 Above-ground and on-ground pools.** Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/NSPI-4 as listed in Section AG108.

## SECTION AG104
## SPAS AND HOT TUBS

**AG104.1 Permanently installed spas and hot tubs.** Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-3 as listed in Section AG108.

**AG104.2 Portable spas and hot tubs.** Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-6 as listed in Section AG108.

## SECTION AG105
## BARRIER REQUIREMENTS

**AG105.1 Application.** The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

**AG105.2 Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. 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 swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the hori-

## SECTION AG107
## ABBREVIATIONS

AG107.1 General.

ANSI—American National Standards Institute
11 West 42nd Street, New York, NY 10036

ASTM—ASTM International
100 Barr Harbor Drive, West Conshohocken, PA 19428

NSPI—National Spa and Pool Institute
2111 Eisenhower Avenue, Alexandria, VA 22314

## SECTION AG108
## STANDARDS

AG108.1 General.

ANSI/NSPI

ANSI/NSPI-3-99 Standard for Permanently Installed Residential Spas . . . . . AG104.1

ANSI/NSPI-4-99 Standard for Above-ground/On-ground Residential Swimming Pools . . . . . AG103.2

ANSI/NSPI-5-99 Standard for Residential In-ground Swimming Pools . . . . . AG103.1

ANSI/NSPI-6-99 Standard for Residential Portable Spas . . . . . AG104.2

ANSI/ASME A112.19.8M-1987 Suction Fittings for Use in Swimming Pools, Wading Pools, Spas, Hot Tubs and Whirlpool Bathing Appliances . . . . . AG106.2

ASTM

ASTM F 1346-91 (1996) Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs . . . . . AG105.2, AG105.5

ASME

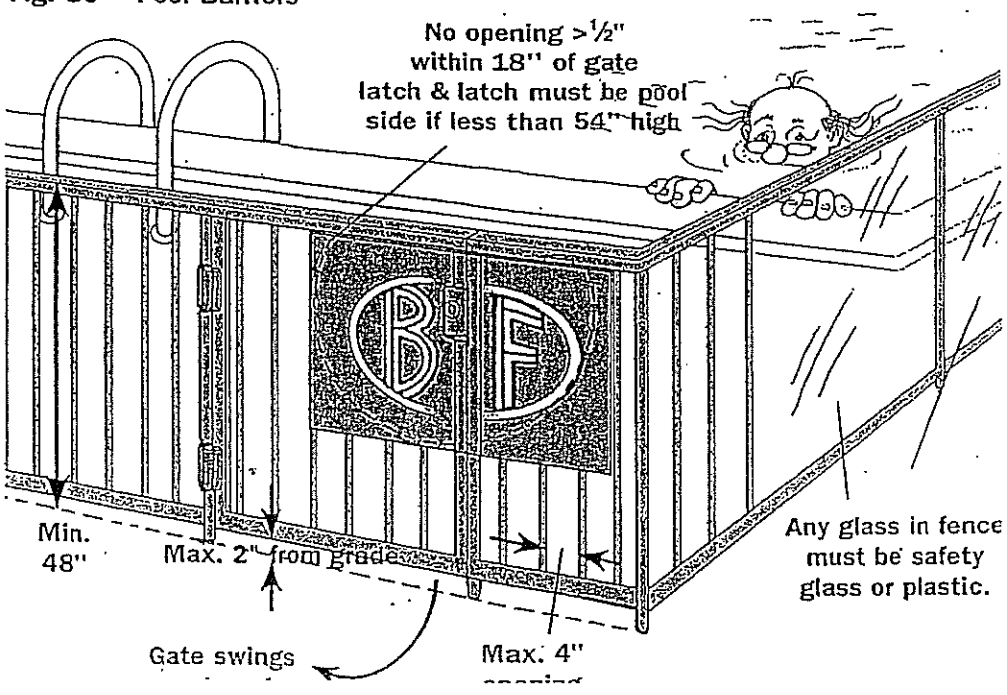
ASME A112.19.17 Manufacturers Safety Vacuum Release Systems (SVRS) for Residential and Commercial Swimming Pool, Spa, Hot Tub and Wading Pool . . . . . AG106.3

# Swimming Pool Barriers

The Consumer Product Safety Commission has reported that drowning is the leading cause of accidental death in and around the home for children under the age of 5 years in California, Arizona, and Florida. Seventy five percent of the children involved in swimming pool submersion or drowning accidents are between 1 and 3 years old. Victims had been missing for five minutes or less when they were found in the pool drowned or submerged. Other bodies of water, such as fish ponds and fountains, have the same potential drowning hazards as pools.

| General | IRC |
|---|---|
| ☐ Applies to all pools or spas >24in. deep | [AG102] |
| ☐ Fence min. 48in. high | F80[AG105.2] |
| ☐ Gap under fence max 2in. above grade {4in. if concrete} | F-xx [AG105.2] {421.1#1} |
| ☐ Bottom max 4in. above pool structure when mounted on top of pool | [AG105.2] |
| ☐ Max opening size must prevent passage of 4in. sphere | F80[AG105.2] |
| ☐ Difficult to climb over (no ladder type rails) | F80[AG105.2] |
| ☐ Chain link max. 1¼sq.in. mesh unless filled with slats | [AG105.2] |
| ☐ Gate lockable, self-closing, open away from pool | F80[AG105.2] |
| ☐ If latch <54in. high: Must be poolside & min. 3in. below top | [AG105.2] |
| ☐ No openings >½in. within 18in. of latch | [AG105.2] |
| ☐ Doors & screens with direct pool access req. alarm audible for 30 seconds throughout house | [AG105.2] |
| ☐ Alarm control min. 54in. high, must reset automatically EXC | [AG105.2] |
| Doors from interior w/self close and release ≥54in. above floor | [AG105.2X1] |
| ☐ If above ground pool ladder or steps must be lockable or barrier | [AG105.2] |
| ☐ Safety glazing req'd for glass enclosing pool | F80[308.4] |

Fig. 80 • Pool Barriers



## SECTION 3106
## MARQUEES

**3106.1 General.** Marquees shall comply with this section and other applicable sections of this code.

**3106.2 Thickness.** The maximum height or thickness of a marquee measured vertically from its lowest to its highest point shall not exceed 3 feet (914 mm) where the marquee projects more than two-thirds of the distance from the property line to the curb line, and shall not exceed 9 feet (2743 mm) where the marquee is less than two-thirds of the distance from the property line to the curb line.

**3106.3 Roof construction.** Where the roof or any part thereof is a skylight, the skylight shall comply with the requirements of Chapter 24. Every roof and skylight of a marquee shall be sloped to downspouts that shall conduct any drainage from the marquee in such a manner so as not to spill over the sidewalk.

**3106.4 Location prohibited.** Every marquee shall be so located as not to interfere with the operation of any exterior standpipe, and such that the marquee does not obstruct the clear passage of stairways or exit discharge from the building or the installation or maintenance of street lighting.

**3106.5 Construction.** A marquee shall be supported entirely from the building and constructed of noncombustible materials. Marquees shall be designed as required in Chapter 16. Structural members shall be protected to prevent deterioration.

## SECTION 3107
## SIGNS

**3107.1 General.** Signs shall be designed, constructed and maintained in accordance with this code.

## SECTION 3108
## RADIO AND TELEVISION TOWERS

**3108.1 General.** Subject to the provisions of Chapter 16 and the requirements of Chapter 15 governing the fire-resistance ratings of buildings for the support of roof structures, radio and television towers shall be designed and constructed as herein provided.

**3108.2 Location and access.** Towers shall be located and equipped with step bolts and ladders so as to provide ready access for inspection purposes. Guy wires or other accessories shall not cross or encroach upon any street or other public space, or over above-ground electric utility lines, or encroach upon any privately owned property without written consent of the owner of the encroached-upon property, space or above-ground electric utility lines.

**3108.3 Construction.** Towers shall be constructed of approved corrosion-resistant noncombustible material. The minimum type of construction of isolated radio towers not more than 100 feet (30 480 mm) in height shall be Type IIB.

**3108.4 Loads.** Towers shall be designed to resist wind loads in accordance with TIA/EIA-222. Consideration shall be given to conditions involving wind load on ice-covered sections in localities subject to sustained freezing temperatures.

**3108.4.1 Dead load.** Towers shall be designed for the dead load plus the ice load in regions where ice formation occurs.

**3108.4.2 Wind load.** Adequate foundations and anchorage shall be provided to resist two times the calculated wind load.

**3108.5 Grounding.** Towers shall be permanently and effectively grounded.

## SECTION 3109
## SWIMMING POOL ENCLOSURES AND SAFETY DEVICES

**3109.1 General.** Swimming pools shall comply with the requirements of this section and other applicable sections of this code.

**3109.2 Definition.** The following word and term shall, for the purposes of this section and as used elsewhere in this code, have the meaning shown herein.

**SWIMMING POOLS.** Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

**3109.3 Public swimming pools.** Public swimming pools shall be completely enclosed by a fence at least 4 feet (1290 mm) in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch-diameter (102 mm) sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

**3109.4 Residential swimming pools.** Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3.

**Exception:** A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346.

**3109.4.1 Barrier height and clearances.** The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

**3109.4.1.1 Openings.** Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

**3109.4.1.2 Solid barrier surfaces.** Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

**3109.4.1.3 Closely spaced horizontal members.** 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 swimming pool side of the fence. Spacing between vertical mem-

bers shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

**3109.4.1.4 Widely spaced horizontal members.** 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, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

**3109.4.1.5 Chain link dimensions.** Maximum mesh size for chain link fences shall be a 2.25 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1.75 inches (44 mm).

**3109.4.1.6 Diagonal members.** Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1.75 inches (44 mm).

**3109.4.1.7 Gates.** Access gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

**3109.4.1.8 Dwelling wall as a barrier.** Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. 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 are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.
2. The pool shall be equipped with a power safety cover which complies with ASTM F 1346.
3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the administrative authority, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.

**3109.4.1.9 Pool structure as barrier.** Where an aboveground 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, then the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

**3109.4.2 Indoor swimming pools.** Walls surrounding indoor swimming pools shall not be required to comply with Section 3109.4.1.8.

**3109.4.3 Prohibited locations.** Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

**3109.5 Entrapment avoidance.** Where the suction inlet system, such as an automatic cleaning system, is a vacuum cleaner system which has a single suction inlet, or multiple suction inlets which can be isolated by valves, each suction inlet shall protect against user entrapment by an approved antivortex cover, a 12-inch by 12-inch (304 mm by 304 mm) or larger grate, or other approved means.

In addition, all pools and spas shall be equipped with an alternative backup system which shall provide vacuum relief should grate covers be missing. Alternative vacuum relief devices shall include one of the following:

1. Approved vacuum release system.
2. Approved vent piping.
3. Other approved devices or means.

SAMPLE

# SHIAWASSEE COUNTY ZONING SITE PLAN GRID

NAME John Doe PROJECT ADDRESS 1000 E. COPPER RD.

LOT SIZE 200 X 320 or NUMBER OF ACRES _____

(SEE REVERSE SIDE FOR INSTRUCTOINS)