**Decks.** Decks shall be designed and installed in accordance with the International Building and Residential Code. All surfaces will be slip resistant and cleanable.

**Valves under decks.** Valves installed in or under decks shall be accessible for service and maintenance. Where access through the deck walking surface is required, an access cover shall be provided for the opening in the deck. Access covers shall be slip resistant and secured.

**What are easements?**
The City of Gladstone and the utility companies may have easements that are within your property lines. Easements are a right given to an entity to enter upon land that they do not own. Almost every home has an easement. It is important to look for easements in public records because a property owner cannot build permanent or temporary structures on top of easements.

**What International Building Codes have been adopted by the City?**
The City of Gladstone is currently operating under the ICC 2015 Construction Code Series and the 2014 National Electric Code. These code books are kept on file in Community Development for viewing.
Swimming Pools

Do I need a permit to install a swimming pool?
Yes, if it is over 24” deep (depth of pool, not water).

What do I need to submit in order to receive a permit?
A plot plan that shows property lines and dimensions, existing buildings and structures, the size and location of the proposed swimming pool, set backs from property lines, utility easements and right-of-way. A completed Building Permit Application. The permit fee is due at the time the permit is issued.

Fence and barrier requirements. Outdoor pools shall be surrounded by a barrier of not less than 48 inches. That height shall exist around the entire perimeter of the pool.

Gates. Access gates shall be equipped to accommodate a locking device and shall open outward away from the pool, shall be self-closing and have a self-latching device located on the pool side of the gate. Gates shall remain locked when not in use.

Clear Zone. There shall be a clear zone of at least 36 inches between the exterior of the barrier and any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the barrier.

Backwash or draining water. Backwash and draining water should be discharged to the storm sewer or public street. No backwash shall be discharged, disposed or allowed to be directed onto or across an adjacent property.

Power. An outdoor rated extension cord is allowed to power the pump. If this option is used, the electrical outlet must be a GFCI outlet. If underground electrical is used, it must be in conduit.

What are the setback requirements?
The setback minimums are depicted in this drawing:

Rear Property Line: Must be 10’ from rear property line.
Side Property Lines: Must be 10’ from side property lines, or 15’ if on a corner lot.
Front Property Line: Must be 35’ from the front property line and in no case be installed in the front yard. Pools and spas installed on the side yard shall be a minimum of 60’ from the front property line.
Neighbor’s House: Must be 20’ from the neighbor’s house on each side.
In no case shall a pool or spa be located within an easement.