



Building Division

Community Development
303.438.6370

City and County of Broomfield

1 DesCombes Drive
303.438.6297 FAX

Broomfield, CO 80020
www.broomfield.org

Requirements for Residential Spas and Hot Tubs

A building permit is required for the installation or placement of all spas and hot tubs. Not only are zoning rules applicable, but many life safety issues need to be addressed.

Outdoor Spas/Hot Tubs

- Provide a dimensioned site plan showing where the spa or hot tub is to be located in relation to the house and the property lines. Setbacks from property lines are required complying with the Zoning ordinance. Spas and hot tubs are accessory structures per BMC 17-32-010 (B). Principal structure setbacks apply if the spa or hot tub is placed less than 7½ feet away from the home.
- A 6' high fence with lockable gate is required around the spa or the yard where the spa is located per BMC 17-32-140 (F). A spa is a swimming pool by definition, BMC 17-04-500. By policy, we will accept a locking cover for spas/hot tubs in lieu of a fence.
- Spas shall not be located over or within 5' horizontally of buried electrical service per NEC 680.10.
- All glazing within 60 inches of the water's edge of the spa and less than 60 inches above the pool shall be safety glazing per IRC R308.4, item 9.
- All receptacles within 20 feet of the inside walls of outdoor spas shall be GFCI protected.
- At least one 15 or 20 ampere receptacle on a general branch circuit shall be located not less than 10 feet and not more than 20 feet from the inside wall of the outdoor spa. This receptacle shall be located not more than 6½ feet above the floor, platform or grade level serving the spa. Other receptacles shall be no closer than 10 feet to the inside wall of the spa. (All distances measured in the shortest path a supply cord could follow without passing through walls, windows, or doors.)
 - Exception: a receptacle serving the spa equipment may be located less than 10 feet from the inside wall of the spa provided that all of the following are met:
 - 1) consist of a single receptacle,
 - 2) employ a locking configuration,
 - 3) are of the grounding type,
 - 4) have GFCI protection,
 - 5) be equipped with "in-use" covers.
- Cord and plug connections are permitted with cord length less than 15 feet to a GFCI protected receptacle.
- New light fixtures or ceiling fans over and within 5 feet measured horizontally from the inside walls of outdoor spas shall be not less than 12 feet above the maximum water level.
- Existing light fixtures over and within 5 feet measured horizontally from the inside walls of outdoor spas shall be not less than 5 feet above the maximum water level, shall be rigidly attached to the existing structure, and shall be GFCI protected. Existing lighting fixtures or ceiling fans more than 5 feet but less than 10 feet measured horizontally from the inside walls of outdoor spas shall be GFCI protected unless more than 5 feet above the maximum water level and rigidly attached to the structure.
- Switches shall be not closer than 5 feet from the inside wall of the spa.
- Metal surfaces within 5 feet of the inside walls of the spa or within 12 feet vertically of the maximum water level pool shall be bonded with #8 copper wire.



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Indoor Spas/Hot Tubs

- Provide a dimensioned floor plan showing the location of the spa or hot tub in the house. Include location of all windows, doors, electrical switches, outlets, and light fixtures.
- All glazing within 60 inches of the water's edge of the spa and less than 60 inches above the pool shall be safety glazing per IRC R308.4, item 9.
- All receptacles within 10 feet of the inside walls of indoor spas shall be GFCI protected.
- At least one 15 or 20 ampere receptacle shall be located not less than 5 feet and not more than 10 feet from the inside wall of the indoor spa. Receptacles serving indoor spas shall be no closer than 5 feet and no more than 10 feet to the inside wall of the spa. (All distances measured in the shortest path a supply cord could follow without passing through walls, windows, or doors.)
- New light fixtures over and within 5 feet of indoor spas:
 - shall be not less than 12 feet above the maximum water level without GFCI protection;
 - shall be not less than 7½ feet above the maximum water level with GFCI protection;
 - may be less than 7½ feet above the maximum water level if the fixture is recessed with a glass or plastic lens, nonmetallic trim, listed as suitable for use in damp locations, and is GFCI protected;
 - may be less than 7 feet 6 inches above the maximum water level if the fixture is fully enclosed with a glass or plastic globe, nonmetallic body or a metallic body isolated from contact, listed as suitable for use in damp locations, and is GFCI protected
- Switches shall be not closer than 5 feet from the inside wall of the spa.
- Metal surfaces within 5 feet of the inside walls of the spa or within 12 feet vertically of the maximum water level pool shall be bonded with #8 copper wire.