

Effective immediately all inground swimming pools will require one of the following:

- Pool plans signed, sealed, and dated letter from a professional engineer licensed by the Texas Board of Professional Engineers.
- Manufactured pool and spa submittals must also include manufacture plans meeting the following if applicable:
- Fiberglass pools= IAPMO Z124.7-2013
- Plastic= IAPMO Z124.7-2013
- Stainless Steel= ASTM A240
- Tile ANSI A108/A118/A136.1
- Vinyl= ASTM D1593

The engineering requirements are per section 104 of the 2021 International Swimming Pool and Spa Code.

SECTION 104

DUTIES AND POWERS OF THE CODE OFFICIAL

[A]104.1 General.

The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

The following items will be needed to submit a swimming pool permit application:

- Digitally Signed or Hand Written Signature on the Barriers agreement by homeowners and pool contractor
- Official Survey of the property showing the following:
 - Property Lines, easements, overhead utilities adjacent to the pool area or over the property
 - Existing Structures, fencing and/or retaining walls
 - The proposed pool, deck, mechanical equipment pad layouts (Shapes, dimensions, and location of setbacks, side yards, and clearance from existing structures adjacent to pool area)
 - P-Trap location
 - The anticipated overall drainage of pool site.
 - Method of backflow if applicable (auto-fill pool)
 - All windows or doors within five (5) feet of water's edge shall be safety glazed. Windows and doors pointed out on site plan. Include rear elevation of home.
 - Fence details (existing or proposed. Please make clear if existing or proposed fence include type of fence, height
 - Show trees on site plan. Show protected trees, and any trees planned to be removed. Do not remove the tree without a pruning permit issued through planning. A pool permit does not grant permission to remove or building in critical root zone of a protected tree.
 - Access plan to rear yard or location of pool * May require Right of Way Permit if accessing through city property, green belt, or park.
- Impervious Cover calculations per plat or if not listed on plat refer to UDC. 50% of water surface of a pool does not count towards the total impervious surface allowance on the lot
- Structure plan, showing the following:
 - Stamped by an engineer
 - Plans must show depth of the pool and a pool profile. Include any other new construction on pool plan including water features, gas lines, and other structures.
 - The type of construction: gunite, poured concrete, prefabricated, fiberglass, plastic lined or other.
 - Pool steel detail if applicable
 - The pool dimensions including the depth and adequate cross sections drawn to scale.
 - Swimming pool backwash lines shall discharge to a P-Trap that is connected to sanitary sewer. Any lot of at least one acre or more that is NOT connected to sanitary sewer may discharge directly onto the lot provided it does not run off onto a neighboring property.

An approved separation tank may be used when connected as a reclamation system, or a cartridge filter system that does not require backwashing. Chlorinated water and salt water shall not be dumped into a storm sewer, creek, bar-ditch, or on another property

- Entrapment: To prevent hair entrapment, drain covers must be installed that are in compliance with ASME/ANSI A112.19.8M and ANSI/NSF standard 50-2000.
 - Vacuum or Pressure Cleaner All vacuum or pressure cleaner fitting(s) shall be located at least six (6) inches and no than twelve (12) inches below the minimum operational water level or as an attachment to the skimmer(s).
 - Deck specs and sq footage
- Electrical plans to include:
 - Locations of grounding bond, conduits, lights, outlets, connection to service
 - Electrical permit application from licensed and registered electrician required after permit is approved
 - Mechanical plan, showing the following:
 - Manufacture Specs of Equipment to include:
 - The type and size of the filtration system and means of waste disposal
 - The type and size of pool heater, if applicable, including the method of venting and provisions of combustion air.
 - The size, length, from source to heater, and routing the gas line.
 - Pool Heaters
 - If a pool heater will be installed, the location of the heater and the gas meter must be shown on the plan. You must also provide complete gas line diagrams showing the gas line from the meter to the pool heater. This diagram must include the following:
 - a. The psi of the meter (low, medium, or high pressure).
 - b. The length of the line.
 - c. The size of the line.
 - d. The type of line (material).
 - e. The BTU's of all appliances on the line.
 - f. The total BTU load.
 - g. The length of the longest run.
 - h. Outdoor heated pools and outdoor permanent spas shall be provided with a vapor-retardant cover or other approved vapor-retardant means in accordance with Section 104.12. Exception: Where more than 70 percent of the energy for heating, computed over an operating season, is from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required per sec 303.1.3
- ***All required plumbing drawings must be to ¼ or 1/8 scale***
- EXCEPTION: Outside propane lines are regulated by the Texas Railroad Commission
- Notes on Swimming Pool Construction/Plan Submission
 - Pools cannot be closer than 5 feet from the foundation of a house measured from the exterior, outer structural steel. from buildings with foundations and at least one foot (1') for every one foot (1') of depth – measured to any point of excavation.
 - Pool coping cannot be placed closer than three (3) feet to any property line. No digging in the 3ft from setback.
 - 50 % of the pool water surface shall counted towards impervious cover.
 - No part of the pool can encroach in a utility easement or drainage easement, digging cannot encroach into any easement.
 - All pools will be measured during the structural inspection from the exterior of the steel & not the water's edge.
 - All pool equipment should maintain a three (3)-foot clear area between the property line and the equipment. If 3' clearance cannot be met, there must be a gate on both sides of the house. Pool equipment cannot be located within the front yard of a lot or within an easement and cannot be attached to a common fence separating an adjoining property. Pool equipment cannot be installed in drainage swales that are designated drainage flows.
 - If accessing rear yard through city right of way, park, or green belt – then a right of way permit may be required
 - Recap of Items for submittal: Survey, Site Plan, Pool Plan with electrical and plumbing, Please note if autofill. Manufacture Specs of all equipment, impervious cover sheet, barriers agreements, proof of current fence meets the barriers requirements such as pictures of current fence.