



SWIMMING POOL PERMIT AND INSPECTION REQUIREMENTS

November 4, 2011

Building Inspection

Any structure intended for swimming or recreational bathing that contains water more than 24 inches deep.

Permit Applications

All pool permit applications must contain the following information:

1. Two (2) plans stamped by Oncor.
2. Two (2) site plans indicating the location of the pool in relation to property lines and the distance the pool will be from any structures. **Measurements will be made to the water's edge of the pool.** Location and set back requirements include:

A. Rear Yard - The pool must be located at least five feet (5') from the rear property line.

B. Side Yard - The pool must be located at least five feet (5') from the side property line.

C. Easements- Pools, pool decks and pool equipment can not be located within any easement.

D. Buildings- Pools must be located no less than three feet (3') from buildings with foundations and at least one foot (1') for every one foot (1') of depth - measured to any point of excavation . For example, if a portion of a pool is five feet (5') deep, that portion of the pool must be located at least five feet (5') from a building that utilizes a foundation.

NOTE: The measurement will be from the point at which the natural grade touches the foundation and any area excavated for the pool construction.

EXCEPTION: Above ground pools and spas do not have a minimum required setback from foundations, but are required to comply with property line setback and easement requirements.

E. Pool Equipment - Pool equipment can not be located within the front yard of a lot or within an easement. Pool equipment can not be attached to a common fence separating an adjoining property. Pool equipment can not be installed in drainage swales and designated drainage flows.

1. **Rain Gutters**- A gutter or rain guard must be installed above equipment when the equipment is located beside a structure with an overhanging roof.
2. **Septic Systems (OSSF)**- The setback requirements from the spray area of a surface irrigation system is twenty-five feet (25'). The setback requirements from subsurface disposal and all other system types is five feet (5').
3. A completed permit application. Applications must include the name of the plumbing and electrical contractors. **Incomplete applications will not be processed.**
4. **Permit Expiration:** All pool permits expire one-hundred eighty (180) days from the date the permit is issued. There are no automatic extensions of the permit.

Permit Fees - Permit fees for swimming pools are as follows:

In-ground pool	\$200.00
Spa or above ground pool	\$60.00

Inspection Requirements

The following inspections are required for every pool constructed in the City of Denison. At all times during the construction of the pool, a temporary fence that is at least thirty-six inches (36") in height must completely surround the pool. Whenever an inspection is performed and the temporary fence does not completely surround the pool, the pool company will be subject to a reinspection fee as well as citations. **When calling for an inspection, verify that all dogs are removed from the pool area.**

- 1. Belly Steel and Pool Placement Inspection-** This inspection is required prior to the placement of any gunite within the pool. Rebar must be a minimum size of three-eighths inch (3/8") and located no more than twelve inches (12") on center each way. **This inspection will not be made if the Building Official determines that it is too wet. All rained out inspections must be recalled.**

NOTE: The outside temperature must be at least 38 degrees and rising in order for the inspection to be performed. If the inspection is requested and the temperature is less than 38 degrees, the inspection will be canceled and must be recalled when it is warm enough to place concrete. Inspections will also be canceled in wet condition and must be recalled when the contractor verifies that the work is ready for inspection.

- 2. Deck Steel, Electrical Bond, Electrical Underground and Plumbing-** before any concrete is placed for the pool deck, the placement of steel and the electrical bond shall be inspected and approved. The concrete deck shall be a minimum thickness of three and one-half inches (3 1/2"). Rebar must be a minimum size of three-eighths inch (3/8") and located no more than eighteen inches (18") on center each way. The bond conductor shall be a minimum size of #8 AWG. A minimum of four (4) ground clamps that are evenly spaced around the pool shall be required to electrically bond the pool from stray ground current. All electrical conductors buried in the ground shall be inspected and approved prior to covering. All electrical wiring and conduit buried in the ground must be inspected prior to covering with dirt. All pool plumbing shall be subjected to a minimum water test of twenty (20) p.s.i. **This inspection will not be made if the Building Official determines that it is too wet. All rained out inspections must be recalled.**

NOTE: The outside temperature must be at least 38 degrees and rising in order for the inspection to be performed. If the inspection is requested and the temperature is less than 38 degrees, the inspection will be canceled and must be recalled when it is warm enough to place concrete. Inspections will also be canceled in wet condition and must be recalled when the contractor verifies that the work is ready for inspection.

- 3. P-Trap and Gas Line-** All pools that have City sewer provided on the property **must** have a P-trap. A permanent drain line must be run from the pool pump to the P-trap to allow for the drainage of the pool. All pools that have City sewer provided on the property require a P-trap and a permanent drain line (backwash line). **No exceptions are given for special filters (such as cartridge filters).** No portion of the P-trap or backwash line may be covered until the inspection has been approved. Where a gas piping system is utilized that contains a working pressure greater than 1/2 p.s.i., an air test of at least ten pounds per square inch (10 p.s.i) on a diaphragm gauge that has a set hand and has a maximum range of twenty (20) p.s.i. For portions of gas piping that are regulated to a working pressure of less than 1/2 p.s.i., a 3 psi test with a diaphragm gauge that has a set hand and has a maximum range of six (6) p.s.i. is acceptable. Poly gas lines must be buried at least eighteen inches (18") below the ground with a copper tracer wire not less than 18 gauge. **This inspection will not be made if the Building Official determines that it is too wet. All rained out inspections must be recalled.**

EXCEPTION: 1) Above ground pools and spas that have a capacity of seven-hundred fifty gallons (750) or less are not required to install a P-trap or backwash line.

- 4. Pre-Plaster Inspection-** before any water is placed in the pool, the permanent fence shall be installed, inspected and approved. (See fence requirements below)
- 5. Pool Final** - All pool work must be completed. At least one (1) GFCI protected receptacle is required between ten feet (10') and twenty feet (20') from the edge of the pool. All pool lights (except fiber optic lights) must be GFCI protected. Curbs, City sidewalks, landscaping and irrigation systems located in the right-of-way will be inspected to verify that no damage was done during construction. All windows within five feet (5') of the edge of the water must be safety glass. All ground wires and flexible conduit must be strapped to sturdy risers. The pool final inspection must be approved no later than forty-five (45) days after approval of the pre-plaster inspection. Failure to obtain the pool final inspection within forty-five (45) days of approval of the pre-plaster inspection is a violation of City ordinance and cause for the issuance of citations and revocation of contractor registration within the City.

Reinspection Fees

A reinspection fee of \$45.00 may be assessed for any of the following reasons. If a reinspection fee is assessed, no further inspections will be performed on that job until the fee has been paid.

1. Inspection called for is not ready (this could include a first time inspection where a history has developed for deficient items on a continual or repeated basis);
2. City approved plans and permit not on the job site;
3. The gate is locked or the work is otherwise not accessible for inspection;
4. An inspection is disapproved twice for the same item;
5. The previous red tag has been removed from the place it was left by the inspector; and
6. The pool or excavated area is not protected by a temporary or permanent fence completely surrounding the pool or excavation.

Fence Requirements

1. The top of the barrier must be at least forty-eight inches (48") above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between the grade and the bottom of the barrier must be two inches (2") measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches (4") when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than forty-five inches (45") apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

EXCEPTIONS: 1) When the top surface of any horizontally run member is at least 45 degrees, when measured from the horizontal, such members are not required to be at least 45 inches apart. 2) When the barrier is an existing fence located adjacent to private property, horizontal members that are less than 45 inches apart are not required to be placed on the pool side of the barrier.

2. Openings in the barrier must not allow the passage of a one and three-quarter inch (1 3/4") diameter sphere.

EXCEPTIONS: 1) When vertical spacing between such openings is forty-five inches (45") or more, the opening size may be increased such that the passage of a four inch (4") diameter sphere is not allowed. 2) For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to four inches (4") when the distance between the tops of horizontal members is forty-five inches (45") or more.

5. Chain link fences used as the barrier must not be less than eleven (11) gauge and must not allow the passage of a 1 3/4 inch diameter sphere.
6. Access gates must comply with the requirements of items one (1) through three (3) listed above. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than fifty-four inches (54") from the bottom of the gate,
 - A. The release mechanism must be located on the pool side of the barrier at least three inches (3") below the top of the gate, and
 - B. The gate and barrier must have no opening greater than one-half inch (1/2") within eighteen inches (18") of the release mechanism.

Pedestrian gates must swing away from the pool. Any gates other than pedestrian access gates must be equipped with lockable hardware or padlocks and must remain locked at all times when not in use.

7. 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:
 - A. The ladder or steps must be capable of being secured, locked or removed to prevent access, or
 - B. The ladder or steps must be surrounded by a barrier which meets the requirements of items one (1) through four (4).

When the ladder or steps are secured, locked or removed, any opening created must be protected by a barrier complying with items one (1) through four (4).