

SWIMMING POOL REQUIREMENTS

Definition

Swimming Pool: Any structure intended for swimming or recreational bathing that contains water more than 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

General Information

A permit is required for the installation of a swimming pool. Any contractors performing the work must be registered with the City of Justin before a permit will be issued and work can commence.

Permit applications and plans can be filed with the City by using the online permitting system, Mygov. Links to Mygov and a guide on how to use it can both be found on our website at:

www.cityofjustin.com/government/departments/building-inspections-and-permits/

Permit Application Requirements

When submitting your permit application, you must include the following documents:

All plans must comply with the 2018 IPSC (International Pool & Spa Code) and 2017 NEC (National Electric Code):

1. A pool plan with stamps by the electrical service provider (Oncor or Coserv). The plan must include a side elevation drawing reflecting the actual field conditions and actual pool configuration with the following dimensions:
 - a. The horizontal distance from the edge of the foundation to the pool.
 - b. The vertical distance from the top of the foundation to the top of the deck.
 - c. A line showing a 1:1 ratio from the top of the grade, extending at a 45 degree angle past the pool shell. (Note: This measurement may be taken from the bottom of grade beam. If the bottom of the grade beam is used, a hole exposing this area will be required at the belly steel inspection).
 - d. A full-length measurement of the pool.
 - e. A vertical measurement from the top of the pool to the closest point of the 1:1 ratio. (Note: This measurement should also reflect the horizontal distance from the pool wall excavation to the vertical measurement).
 - f. Any other measurement deemed necessary by the City or the contractor to ensure the pool is not built encroaching into the 1:1 ratio from the building foundation.

EXCEPTION: Above-ground pools and spas are not required to provide plans stamped by the electrical service provider.

*****All required plumbing drawings must be to 1/4 or 1/8 scale*****



2. A site plan 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 pool structure itself – not the water’s edge.** Location and setback requirements include:
 - a. **Rear Yard** – The pool must be located at least six feet (6’) from the rear property line.
 - b. **Side Yard** – The pool must be located at least six feet (6’) from the side property line. On corner lots that require a side yard to be the same as required for the front yard, pools must be located at least fifteen feet (15’) from the side lot line adjacent to the street.
 - c. **Easements** – Pools, pool decks, and pool equipment cannot 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. Any pool located closer than 3’ or in violation of the 1:1 ratio to the foundation will require a sealed engineered design.

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 cannot be located within the front yard of a lot or within an easement. Pool equipment must be located a minimum of two feet (2’) off the property line and cannot be attached to a common fence separating an adjoining property. Pool equipment cannot be installed in drainage swales and designated drainage flows.
 - f. **Rain Gutters** – A gutter or rain guard must be installed above equipment when the equipment is located beside a structure with an overhanging roof.
 - g. **Septic Systems (OSSF)** – The setback requirements from the spray area of a surface irrigation system are twenty-five feet (25’). The setback requirements from subsurface disposal and all other system types are five feet (5’).
3. A signed and notarized copy of the Pool Alarm Certification must be submitted.
4. 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.

*****All required plumbing drawings must be to ¼ or 1/8 scale*****

EXCEPTION: Outside propane lines are regulated by the Texas Railroad Commission.



Permit Expiration: All pool permits must receive an approved final inspection within 180 days of the issue date, or the permit will be expired. A contractor holding an unexpired permit may request an extension of the permit using the procedure outlined in the 2018 International Residential Code guidelines. Any permit that is expired must be resubmitted and a fee paid equal to the original permit fee.

Inspection Requirements

The following inspections are required for every pool constructed in the City of Justin. At all times during the construction of the pool, a temporary fence that is at least thirty-six inches (36") in height should completely surround the pool.

When scheduling an inspection, please verify that all dogs are removed from the pool area.

All inspections may be requested by using our online permitting system, Mygov. You can also cancel inspections and check inspection results by using the same website. Links to Mygov and a guide on how to use it can both be found on our website at:

www.cityofjustin.com/government/departments/building-inspections-and-permits/

- Belly Steel/Pool Placement
- Deck Steel/Bond/Plumbing
- Electrical Underground
- Flatwork*
- Finals

*Only required if curb, sidewalks, driveway, etc. are damaged during the construction of the pool.

1. **Belly Steel/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 rescheduled by the contractor.**

NOTE: For fiberglass pools – this inspection must be called in after the hole is dug and before the pool is placed in the hole.

NOTE: The outside temperature must be at least 38 degrees and rising 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 rescheduled when it is warm enough to place concrete. Inspections will also be canceled in wet conditions and must be rescheduled when the contractor verifies that the work is ready for inspection.

2. **Deck Steel/Electrical Bond/Electrical Underground/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 (3½"). 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 -



(Continued from Page 3):

-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 fifteen (15) 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 rescheduled by the contractor.**

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

3. **Gas Line** – The test pressure to be used on the gas line shall not be less than 3 psig (20kPa) gauge. Test duration shall be held for a length of time satisfactory to the building official, but in no case for less than fifteen (15) minutes. For welded piping and for piping carrying gas at pressures in excess of fourteen inches (14”) of water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). Test duration shall be held for a length of time satisfactory to the building official, but in no case for less than thirty (30) minutes. Plastic gas lines must be at least eighteen inches (18”) below the ground with a yellow insulated (suitable for direct burial) copper tracer wire not less than 18 AWG, and the tracer wire shall terminate above ground at each end of the nonmetallic piping. **This inspection will not be made if the Building Official determines that it is too wet. All rained out inspections must be rescheduled by the contractor.**
4. **Flatwork*** - This inspection is to be scheduled when the forms and rebar are in place and prior to pouring concrete. This inspection is only used for concrete that needs to be replaced due to damage from the pool construction.
*Only required if curb, sidewalks, driveway, etc. are damaged during the construction of the pool.
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 receptacles installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle(s) that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed). All pool lights (except fiber optic lights) must be GFCI protected. Curbs, town 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 metal surfaces within five feet (5’) horizontally of the inside walls of the pool and within twelve feet (12’) measured vertically above maximum water level of the pool, or any observation stands, towers, or platforms, must be secured. The pool final inspection must be approved no later than one-hundred-eighty (180) days after the issuance of the pool permit. Failure to obtain the pool final inspection within one-hundred-eighty (180) days after the issuance of the pool permit is a violation of City ordinance and cause for the issuance of citations and restriction/suspension of the contractor’s registration within the City. If the pool permit is expired, a new permit is required and full permit fees will be accessed.

House-Pool Protective Device Installation Residential Pool/Spa

The Certification for House-Pool Protection Device Installation form attached is utilized to assist homeowners, contractors, and our department in conducting the final inspection on residential pool and/or spa permits.

The following steps **must** be completed in order for the form to be accepted:

1. One (1) of the two (2) types of protection devices on **page 2** must be marked and initialed.
2. The homeowner's name must be printed legibly on the appropriate line.
3. The site address must be printed on the appropriate line.
4. The homeowner's signature must be NOTARIZED by a notary.
5. The notary must complete the final section of the document.
6. The form must be in the permit packet at the job site at the time of the Belly Steel & Bond Inspection.

By signing this form, you are authorizing the inspector to bypass entering the residence in order to inspect the door alarms or self-closing and self-latching devices.

The responsibility of complying with the 2018 International Residential Code Regulations is accepted by the homeowner by his/her written certification implemented by this form. You understand that by utilizing this form you have certified compliance with all relevant International Residential Code requirements and accept total responsibility for such compliance or non-compliance.

You also understand that by utilizing this form you agree to indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney fees and costs of suit, arising or resulting from compliance or non-compliance with the International Residential Code.



Certification of House-Pool Protection Device Installation

This document provides for the homeowner to certify that one (1) of the following protection devices has been installed at a particular address.

___1. All doors leading into the pool area are equipped with an alarm. The alarm sounds continuously for at least thirty (30) seconds or until the alarm is manually reset (if the door closes within the 30 second period, the alarm is manually reset). The alarm is capable of being heard throughout the house during normal household activities. The alarm automatically resets under all conditions. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(s) shall be located at least fifty-four (54) inches above the threshold of the door.

___2. All doors leading from the house into the pool area are equipped with self-closing and self-latching devices. The latch is at least fifty-four (54) inches above the floor.

Based upon this certification, I acknowledge and agree that the Building Official will not enter the residence to inspect the door alarms or self-closing and self-latching devices and I take full responsibility for compliance with all related International Residential Code requirements. I agree to indemnify and hold the City harmless from any costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit, arising or resulting from compliance or non-compliance with the International Building Code requirements.

PRINT NAME: _____
(Homeowner)

SIGNATURE: _____
(Homeowner)

Site Address (where protection installed): _____

STATE OF TEXAS
COUNTY OF _____

On this ___ day of ___, in the year ___, before me _____, Notary Public personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.

Notary's Signature

Notary's Name (Print)

My Commission Expires: _____