



POOL PERMIT SUBMITTAL REQUIREMENTS

- A. Site Plan – one copy with the proposed pool overlaid on a survey with setbacks shown from the side and rear property lines as well as the primary dwelling. **The site plan shall specify construction access from one of the following:** 1) the existing driveway 2) the public street/across the yard 3) an adjacent lot
- B. One (1) copy of pool plans detailing setbacks from the house and any other structures and showing the pool equipment location. This plan must be approval-stamped by the appropriate Electric Utility Company.
- C. Plan submittals shall not be larger than 11 x 17.

POOL PERMITTING POLICY

Certain accessory components to be constructed in conjunction with a swimming pool installation may be covered under a Pool Permit. This includes spas, grills, fire pits, fireplaces, outdoor showers, and outdoor kitchens combining a grill and/or bar sink as well as all detached structures not exceeding 120 square feet in area. An existing covered patio may have a grill or outdoor kitchen installed under a pool permit. All components are subject to compliance with applicable building codes and ordinances. All components shall be clearly shown on the pool plan and site plan and shall include all pertinent construction details.

Detached structures exceeding 120 square feet in area including but not limited to cabanas, gazebos, and arbors, as well as attached patio covers require a separate building permit.

The intent of the above paragraphs is that the electric and/or plumbing installation under the Pool Permit is performed by the same contractor and is ready for inspection at the same time as the regular pool inspections. Items that require a *Building Permit* per section R105 of the IRC cannot be grouped under the Pool Permit and must have a separate permit.

SEPTIC SYSTEMS

Dwellings on Septic Systems requires the location of lateral lines or aerobic system on the site plan and must show setbacks from the pool as required by the Tarrant County Health Department.

TREE PROTECTION

Trees must be shown on the site plan if the plans require removal of any protected trees. No Protected Trees may be removed without permission from the City. Your pool permit grants permission to remove any tree that is under pavement on your approved plans. Do not place fill, store materials, or park vehicles under any protected trees.

LOCATION ON LOT

Outdoor swimming pools, spas, and hot tubs shall be located in a side or rear yard, not forward of the house and at least five feet from any property line. Pool decks and equipment shall not encroach into drainage or utility easements. A decorative fountain or pond not over 24 inches deep may be in a front yard provided it is at least ten feet from any property line. Portable spas or hot tubs are not regulated as to location by zoning other than they may not be in the front yard or forward of the principal building.

SETBACKS FROM BUILDING FOUNDATIONS

Pools must be located a minimum of three (3) feet from any building foundation, footing, or piers. The belly of the pool must not penetrate an imaginary line that extends laterally at least one (1) foot for every one (1) foot of depth, measured to any point of excavation. For example, if a portion of a pool is five (5) feet deep, that portion of the pool must be located at least five (5) feet from the building foundation, footing, or piers.

FOOTINGS/FOUNDATIONS FOR FUTURE STRUCTURES – Installations within the pool deck for future patio covers or fireplaces are permitted provided they are detailed on the pool plans.

BACKWASH LINES

Swimming pool backwash lines shall discharge to a P-Trap that is connected to sanitary sewer. 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 discharge 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.

DECK DRAINS

Deck drains, area drains, and roof gutters which are designed principally to collect rainwater may drain to a storm sewer, creek, or bar-ditch.

SAFETY GLAZING

Safety glazing is required in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing. Reference 2012 IRC R308.4 Hazardous Locations.

FIRE PITS - Wood burning fire pits are approved provide they are constructed of masonry materials on site and approved for the specific. Per Section 307.4 of the IFC, masonry wood burning fire pits shall require a minimum 25 foot separation from any structure on the lot, or adjacent property.