



SWIMMING POOL PERMIT AND INSPECTION REQUIREMENTS

Revised: June 23, 2022

Permit Applications

All pool permit applications must contain the following information:

1. One (1) plan stamped by Oncon.

EXCEPTION: Above ground pools and spas are not required to provide plans stamped by Oncon.

2. One (1) 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 water's edge of the pool.** Location and set back requirements include:

A. **Rear Yard** - The pool must be located at least three feet (3') from the rear property line.

B. **Side Yard** - The pool must be located at least three feet (3') from the side property line.

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.

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

E. **Pool Equipment** - Pool equipment cannot be located within the front yard of a lot or within an easement. Pool equipment cannot be attached to a common fence separating an adjoining property. Pool equipment cannot 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 Pools	-	\$ 300.00
Above ground Pools	-	\$ 125.00
Spa or Hot Tub	-	\$ 125.00

Inspection Requirements

The following inspections are required for every pool constructed in the City of Rowlett. 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.

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 conditions 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 (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 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.

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, Backwash Line and Gas Line** - All pools that have City sewer provided to the property **must** have a P-trap connected to the City sewer. Pools that utilize a cartridge filter are not required to install a backwash line – only a P-trap. All other pools must have both a P-trap and a backwash line installed. No portion of the P-trap or backwash line may be covered until the backwash line and P-trap have been inspected and approved by the City. Where a gas piping system is utilized that contains a working pressure greater than ½ 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 ½ p.s.i., a 3 p.s.i. 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.

EXCEPTION: 1) Above-ground pools and spas that have a capacity of one-thousand gallons (1,000) 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 six feet (6') 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 \$50.00 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 jobsite;
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 shall be at least 48 inches (1219mm) above grade measured on the side of the barrier, which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51mm) measured on the side of the barrier, which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
Exception: If existing fence has horizontal rails located on the outside, anti-climb rails shall be added to a height of 48 inches.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44mm).
8. Access gates shall comply with the requirements of Section AQ 105.2, Items I through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - A. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and
 - B. The gate and barrier shall have not opening greater than 0.5 inch (13 mm) within 18 inches (457 mm) of the release mechanism.
9. Where an above-ground 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 shall be capable of being secured, locked or removed to prevent access, or
 - B. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AQ105.2, Items I through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4- inch diameter (102 mm) sphere.

