

SWIMMING POOL CONSTRUCTION AND MAINTENANCE AGREEMENT

The Code of Ordinances and the Zoning Ordinance of the City of University Park establishes minimum requirements for the construction of a swimming pool or spa on any residential lot in the City. Therefore, in order to obtain a permit for the construction of a pool, the property owner, the pool contractor and the fence contractor must sign this agreement with the City to signify that all principals understand and agree to abide by all of the provisions of the Ordinance, as herein stated, and to certify that all safeguards and restrictions will be met.

A building permit is required both for the pool and for the fence before any construction work is started. A permit fee is assessed for each permit.

Swimming pools constructed on residential lots must be located behind the front building line of the lot, must be constructed below ground at grade level and must be constructed of concrete or other approved material that is inert, non-toxic and impervious to vermin and decay.

Applications for permits must be supported by a copy of a survey of a single platted lot, a site plan (minimum scale 1"=20 feet) showing size and area of pool, location of pool on the lot, the location and height of fence enclosing pool, the location and size of all doors and gates granting access to the pool area from the outside, the size and location of all other detached structures in the rear yard, the parking space in the rear yard for vehicles, the location and size of any proposed structure where applicable, the location of filter equipment, the routing and location of private and public electric and telephone lines, and the location of all underground utilities such as sanitary sewer, gas, and water lines.

The area in which the swimming pool is located shall be completely enclosed by a temporary safety fence for the duration of construction and upon completion must be enclosed by a permanent fence or wall, at least 6 feet high, and not exceeding the limits set forth in the Zoning Ordinance, constructed of masonry, wood or wrought iron. Such fence shall comply with the currently adopted International Swimming Pool and Spa Code barrier requirements.

Closely spaced horizontal members. 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, the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1-3 / 4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3 / 4 inches in width.

All gates in such fence shall be single-type, self-closing, not exceeding 48" in width and shall have an automatic self-fastening latch. **NO DEADBOLTS ALLOWED.** All gates shall be constructed so that **CHILDREN CANNOT CLIMB OVER THEM.** Double gates across driveways, parking areas for vehicles or for other applications shall not be used nor included in the secured area of the pool. A temporary fence shall be erected to enclose the pool area when excavation begins and shall be maintained until the permanent fence is installed and approved.

Any door granting access to the swimming pool area from the main building shall not exceed 48" in width and shall also be equipped with an approved functioning audible alarm that operates independently of any other security system. Any door granting access to the swimming pool area from the outside through any accessory or detached building or structure other than the main building shall not exceed 48" in width and shall also be equipped with self-closing/ self-latching mechanism. All lights in the swimming pool area shall be no higher than the fence surrounding such pool and shall be covered with a mushroom type ornamental fixture which covers the light and reflects downward.

Such pool shall be equipped with proper filtration and water treatment equipment to insure that the water will be pure at all times. All such equipment shall be connected by underground conduit through a p-trap (regardless of filter type used) to the sanitary sewer adjacent to such property and a proper indirect waste connection must be made as required by the plumbing ordinance. Backwash water and draining water shall be discharged to the sanitary sewer. Plans must show detailed sketch of this type of connection. Pool equipment shall be a minimum of two feet (2') from the side property line and two feet (2') from the rear property line. The set back from any structure must be a minimum of five feet (5'), provide a minimum 1:1 ratio or an engineer must approve the location.

No overhead electric power or telephone utility lines shall be permitted to cross any portion of such swimming pool. All electric service wires, either public service in the alley or private service on the premises, must clear the water surface by at least 10 feet horizontally, so that there will be no possibility of broken wires falling into the pool, or as specified by Oncor. All wiring and ground fault interrupter devices shall be installed in accordance with the currently adopted National Electrical Code.

Such swimming pool shall NOT be filled with water or used until it has been examined by the City Building Inspector and approved as complying with ALL the above requirements and the inspector has given the Applicant authority to fill and use such pool.

We, the undersigned, to hereby state and affirm that we have read the above provisions, restrictions, and safeguards as a condition for the granting of a permit to construct a swimming pool at _____.
STREET ADDRESS

SIGNED:

Pool Contractor _____ Date _____

By _____ Position _____

Fence Contractor _____ Date _____

By _____ Position _____

I, the undersigned, as the property owner, hereby state and affirm that I understand the above provisions and will maintain in good working order the fence, gates and doors granting access to the pool area from the outside as prescribed by Ordinance, that an authorized inspector from the City of University Park may make periodic or special inspection of the pool area to determine if all provisions of the Ordinance are being maintained and I further agree to make whatever adjustments, repairs, or replacement to the fence, gates or doors leading to the pool area as required by the inspector to conform with the Ordinance.

SIGNED: _____ Date _____
PROPERTY OWNER

No electronic signatures will be accepted and all parties must sign agreement.