

CITY OF AUBREY
107 S. Main St.
Aubrey, Texas 76227
940-440-9343

IN-GROUND POOL PERMIT

In Accordance with City Ordinances #371-06 and #470-12

Date Issued: _____ Permit #: _____

Property Owner: _____

Construction Address: _____

Phone #: _____ Email _____

Contractor Name: _____

Address: _____

Phone #: _____ Value of Project: _____

****A SITE PLAN MUST BE SUBMITTED BEFORE ISSUANCE OF PERMIT****

1. If electric or plumbing is being installed, you must use contractors registered with the City.
2. Permits must be issued before work can begin.
3. Will piping be tied into the existing water/sewer lines? _____
4. A temporary fence is required during construction.
5. A permanent fence is required to be constructed and completed prior to the final inspection. The permanent fence must meet the requirements of Appendix G, Section AG 105, Barrier Requirements of the 2003 International Residential Code, herein attached.

Electrical Contractor: _____

License: _____ Insurance: _____ Registration: _____

Plumbing Contractor: _____

License: _____ Insurance: _____ Registration: _____

Fees: based on value

Fee amount: _____

☐ **Cash** _____

☐ **Credit** _____

☐ **Check #** _____

Receipt #: _____

Applicant Signature

Date

Building Inspector

Date

SWIMMING POOL PERMIT AND INSPECTION REQUIREMENTS

A pool permit only covers swimming pool/spa construction. Any permit application for multiple outdoor projects should be submitted as a separate permit. If submitting for a separate permit, please refer to the individual information packets for each project type (i.e. fire pit, fireplace, fence, shade structure, etc.) for further information regarding permit & plan submittal

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. When submitting your permit, you must upload the following documents:

- 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:
 - The horizontal distance from the edge of any engineered foundation (i.e. house, pool house, storage building, etc.) to the pool.
 - The vertical distance from the top of foundation to the top of deck.
 - A line showing a 1:1 ratio from the top of 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.)
 - A full-length measurement of the pool.
 - A vertical measurement from the top of 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.)
 - 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 ¼ 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:

- **Rear Yard** - The pool must be located at least five feet (5') from the rear property line.
- **Side Yard** - The pool must be located at least five feet (5') from the side property line.
- **Easements** - Pools, pool decks, and pool equipment cannot be located within any easement.
- **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.
- **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 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.
- **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) 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 diagram showing the gas line from the meter to the pool heater. This diagram must include the following:

- The psi of the meter (low, medium, or high pressure).
- The length of the line.
- The size of the line.
- The type of line (material).
- The BTU's of all appliances on the line.
- The total BTU loads.
- The length of the longest run

Inspection Requirements

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

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

Belly Steel/Pool Placement

Deck Steel/Bond/Electrical Underground/Plumbing

P-trap/Gas

Pre-plaster

All Finals

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 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 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, 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 fifteen (15) p.s.i.

3. P-Trap and Gas Line - Pool installations where public sewer is provided must dispose of wastewater by means of a P-trap and backwash line located at the sanitary sewer clean-out. No portion of the P-trap or backwash line may be covered until the inspection has been approved. Pool installations where private sewer is provided must dispose of wastewater in a manner as not to interfere with the function of the private sewer system nor drain on to adjoining properties. The test pressure to be used on the gas line shall not be less than 3 psig (20 kPa) 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 more than fourteen (14) inches 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.

Note: Above ground pools and spas that have a capacity of 750 gallons 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. All safety features must be place.

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 (5) feet horizontally of the inside walls of the pool and within twelve (12) feet measured vertically above maximum water level of the pool, or any observation stands, towers, or platforms, or any diving structures shall be bonded. All ground wires and flexible conduit must be secured. If the pool permit is expired, a new permit is required, and full permit fees will be accessed.