



## POOL, SPA AND HOT TUB CONSTRUCTION INFORMATION COMMUNITY SERVICES

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- 1. <u>PERMITS</u> Building permits and inspections are required on all pools, spas, hot tubs, etc. whether above or below ground. Electrical and plumbing vouchers and inspections are required when any electrical or plumbing work is done. All contractors shall be currently registered with the City of Richardson.
- 2. <u>INSPECTIONS</u> Required inspections include: belly steel, deck steel, electrical grounding, p-trap, gas relay, backwash line, and pool final which includes the fence and gates. No work is to be covered prior to inspection. Finals are required on the electrical, plumbing and the pool.
- 3. <u>PLANS REQUIRED FOR THE PERMIT</u> Three (3) sets of plans stamped by Texas Utilities (TXU) are required. Four (4) sets of plans should be taken to the TXU office and left for approval. TXU keeps one plan and this process takes approximately 3 working days. The contractor is responsible for picking up the plans and bringing the 3 remaining sets to the City of Richardson. The plans shall include the following:
  - A. A scaled drawing of the entire backyard area of the property showing the house, driveway, accessory buildings, proposed pool shape and dimensions, deck, diving and swim boards, equipment, fencing, retaining walls, gates, etc. Denote the dimensions from the pool and equipment to the property lines and the house. Show the location of the gas meter, gas line, electric line and backwash line (as appropriate). If the lot has an easement, then a full plot plan of the property is required.
  - B. A cross-sectional view of the pool indicating the various depths of the pool.
- 4. <u>POOL LOCATIONS</u> See the drawings and notes on the back for the minimums. Please note that patio homes as well as some subdivisions have different setbacks. Call Community Services if you have a question.
- 5. <u>PLUMBING</u> A licensed plumber, registered with the City of Richardson, shall perform all plumbing work in accordance with the International Plumbing Code. Plumbing vouchers and inspections are required for installation of any permanent water piping, p-traps, gas and sewer re-routes. Back-flow preventers are required on all yard hydrants within fifty (50) feet of the pool water and shall be installed prior to the deck steel inspection. All water from pools, etc. must be disposed of through the sanitary sewer system, regardless of the type of filtering system utilized. The two most common types of filtering and the method by which they are to be operated are: <u>CARTRIDGE TYPE FILTERS</u> When a two-way clean-out is provided in the house sewer system, it may be used as a point of delivery into the sanitary sewer system when the pool is emptied, otherwise a minimum three (3) inch p-trap must be installed. <u>SAND OR DIATOMACEOUS EARTH FILTERS</u> The piping system for these types of filters must be installed so that the backwash and draining of the pool water is pumped indirectly into the sanitary sewer. Any required re-routes shall be done prior to excavation; no temporary lines are allowed. The gas meter and all metal gas piping must be a minimum of 5'-1" from the water's edge of the pool unless separated by a permanent structure (such as a fence).
- 6. <u>ELECTRICAL</u> A licensed electrical contractor, registered with the City of Richardson, shall perform all electrical work in accordance with the National Electrical Code. Electrical vouchers are required prior to commencing work. All electrical re-routes or raising of overhead service lines must be completed prior digging the pool. All underground electrical services must be a minimum of 5' from the inside wall of the pool or be protected per the National Electrical Code.
- 7. <u>FENCE</u> A separate permit is required for the fence. A temporary fence (no permit required) is required to be maintained upon excavation and until the permanent fence is installed. The permanent fence must be in place prior to filling the pool with water. The fence must be a minimum of 48" high with no opening greater than 4" in any direction. All gates must have approved self-closing and self-latching devices in the upper quarter of the gate.
- 8. <u>FINAL INSPECTION</u> A final inspection is required to see that all pool equipment is properly grounded and all gates are properly operating with the self-closing/self-latching devices. Pools used prior to the approval of all final inspections may subject the homeowner to legal action.

## <u>N O T E S</u>

- Pools and their equipment (including slides and diving boards) can be located in the crosshatched areas only. However, pools cannot be located in areas that cannot be fenced. Also, please keep in mind that this in only a generalization of the setback requirements. Patio home lots and some subdivisions do have different requirements. If you have a question, please call the Building Inspection Dept. for an interpretation.
- 2. For protection of the house foundation, the closest point of the pool bowl must be a distance to maintain a minimum 1:1 slope from the bottom of the house foundation.
- 3. Two off-street parking spaces must be maintained.
- 4. No pool, spa, hot tub or related equipment and construction are allowed in any floodway, utility, drainage or any other easement without written consent from the utility companies and the City Engineer.

