TECHNICAL BULLETIN

Community Development & Planning, Building Inspections

TOPIC:

Swimming Pool Permitting and Inspection Procedures
For New Residential Pools & Spas
Updated: September 11, 2009

This Technical Bulletin contains detailed information on how to apply for a swimming pool permit, the plan review process and the inspection process. All contractors must be registered with the City of Arlington and maintain that registration as "Active" throughout the construction process. Any electrical and plumbing work must also be permitted by appropriately licensed contractors that are registered with the City of Arlington. Plumbers and electricians may only secure "Work with a building permit" no charge trade permits after the pool contractor has been issued a building permit to construct the swimming pool. All of the required inspections, including the electrical and plumbing inspections, are associated with the building permit and must be scheduled and requested by the swimming pool contractor. The swimming pool contractor is required to provide access to the site necessary to facilitate the inspection.

- **Required to Start the application process:**
  - ☐ Completed Permit Application
  - ☐ 3 Site Plans
    - Scaled and dimensioned, show all easements
    - Must show pool location on entire lot
    - Must dimension the pool (excavation or outside wall of pool) and deck from property lines, easements and building(s)
    - Must be stamped by Oncor Electric Delivery
  - ☐ Lot grading plans including surface drains and location of discharge(s)
  - ☐ Plans for pool barrier (fence) compliance
  - ☐ Details on Suction Entrapment Avoidance (As applicable)
    - Drain locations
    - Drain piping sizes
    - Equalizer lines
    - Sidewall vacuum lines
    - Drain/grate covers specifications
    - Piping velocity and GPM
    - Pool volume
  - ☐ Additional information required by the Building Official, including:
    - If there is excavation with in 6 feet of the foundation, provide a cross sectional detail
    - If the detail shows that the excavation is not set back from footing or foundation a minimum of 1:1 slope, then engineered plans for protecting the house foundation are required
    - Filter type, backwash routing (for other than cartridge type filters)

- **Plan Review Process**
  - Application is reviewed by Engineering, Planning and Building Inspections
  - Pool (fence) barrier
    - Any existing barrier must be indicated on the plans
    - If any of the pool barrier must be constructed, a separate Fence Permit – type Pool Barrier is required
  - Development Services' goal is to review your plans and respond within 5 working days of your application date.
  - If you received a plan review letter requesting clarification or corrections, you **must** return a copy of the plan review letter with revisions that respond to **all** of the plan review comments

- **Permit Fees**
  - All pools are project permits
  - Subcontractors (electricians & plumbers) still must obtain "no charge" "Work with a building permit"
  - In-ground pool permit fee = $275.00
  - Above ground pool permit fee = $125.00
  - In-ground spa = $35.00

- **Required Inspections – after the permit is issued**
  - ***Electrical Pool Bonding / Steel*** inspection:
    - Excavation per site plan
    - 4 bars of steel, evenly spaced bonded to #8 AWG or larger solid copper conductor
    - All metal parts within 5 feet of water's edge, water circulating equipment, etc to be bonded
  - ***Suction Entrapment Avoidance System (Drain Piping and drains)***
    - Minimum separation of drains
    - Verify drain pipe sizing with plans

(Note: The ***Electrical Pool Bonding / Steel*** and ***Suction Entrapment Avoidance System*** will be performed at the same time.)

  - ***Electrical Underground*** inspection:
    - GFCI protected electrical circuits with at least one 125 volt, 15 or 20 amp receptacle roughed in 10 to 20 feet from inside wall of pool
    - Electrical disconnect within sight of equipment, at least 5 feet or more from inside wall of pool
  - ***Plumbing Pool P-trap*** & ***Plumbing Gas Line*** inspections:
    - All gas lines must be installed with 18" of cover, 18 gauge tracer wire required for all plastic gas piping, air pressure test with diaphragm gauge required
    - P- trap - Backwash lines must go to 3" p-trap, discharge through air gap. (Except pools equipped with a cartridge type filter.)
    - Pools equipped w/ quick fill devices must protect potable water sources with backflow protection
  - ***Pool Pre-Plaster/Final*** inspection: (must be performed prior to plastering pool and filling pool with water)
    - All pool barrier components must be verified – vehicle gates cannot be located in pool barrier

- Self-latching gate device(s) at least 54" from bottom of gate, or "reach" protection on pool side of gate; or, retractable ladder for above ground pools.
- If a door in the dwelling unit is part of the pool barrier, the installation, operation and type of ***Door Alarms*** will be inspector verified.
- GFCI protected electrical circuits with at least one 125 volt, 15 or 20 amp receptacle located 10 to 20 feet from inside wall of pool
- Electrical disconnect within sight of equipment, at least 5 feet or more from inside wall of pool
- All metal within 5 feet of the inside edge of the pool must be bonded
- All glazing within 5 feet of the inside edge of the pool must be safety glazing. All safety glazing is required to be permanently etched with the labeling.
- Verify that drain covers/grates are "Approved" (on site) for drains, equalizer lines and sidewall vacuum lines

For information about the plan review process, contact the Receptionist at (817) 459-6502. Your call will be forwarded to the Plans Examiner of the Day
For information about general inspection processes, contact Dwayne Vest at (817) 459-6513 or Dwayne.Vest@Arlingtontx.gov.
For specific information about plumbing issues, contact Kenny Mott, Senior Plumbing/Mechanical Inspector at (817) 459-6684 or Kenny.Mott@Arlingtontx.gov.
For specific information about electrical issues, contact Mark Sanderlin, Senior Electrical Inspector at (817) 459-6655 or Mark.Sanderlin@Arlingtontx.gov.