



SWIMMING POOL PERMIT AND INSPECTION REQUIREMENTS

Implemented: March 15, 2001

Updated January 26, 2012

Pool Builder is responsible for cost and repair of any public and private infrastructure damaged during construction of pool. Additionally, Pool Builder is also responsible for assuring that pool enclosure complies with city, state and national barrier code requirements and is required to purchase a Fence Permit with the Pool Permit to assure that these conditions are met by completion of job.

Residential Plan Review is 5 – 10 Business Days

Building Inspections

All Class A, B and C Pools must comply with the Texas Department of State Health Services Rules and Regulations. Additionally all pools built within the City of Wylie must comply with Sec 3109 of 2006 IBC; Sec 680 of 2005 NEC and related sections beginning with the following:

Permit Applications

All pool permit applications must contain the following information:

Two (2) plans stamped by the electrical service provider (TXU Electric, Atmos, Co-Serv, FEC, etc).

EXCEPTION: Above ground pools and spas are not required to provide plans stamped by the electrical service provider.

Three (3) site plans 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 set back 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 can not 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.}

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

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 can not be located within the front yard of a lot or within an easement. Pool equipment can not be attached to a common fence separating an adjoining property. Pool equipment can not be installed in drainage swales and designated drainage flows.

A completed permit application must include the name of the plumbing and electrical contractors. **Incomplete applications will not be processed.**

Permit Expiration: All pool permits expire one-hundred eighty (180) days from the date the permit issued. There are no automatic extensions of the permit.

Permit Fees – Permit fees for swimming pools are as follows:

In-ground pool	\$300.00
Spa or above ground pool	\$100.00
Electrical Permit	\$ 50.00
Plumbing Permit	\$ 50.00
Fence Permit	\$ 40.00

Inspection Requirements

The following inspections are required for every pool constructed in the City of Wylie. 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 re-inspection fee as well as citations. **When calling for an inspection, verify that all dogs are removed from the pool area.**

Belly Steel and Pool Placement Inspection – All Pools, steel and shell shall be designed and sealed by Registered State of Texas Design Professional when the excavation encroaches into the 1 to 1 ratio of the foundation of a home, retaining wall or property line. **This inspection will not be made if the Building Official determines that it is too wet. All rained out inspections must be recalled.**

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.

Deck Steel - 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 reinforcement shall be a minimum size of three-eighths inch (3/8”) and located no more than eighteen inches (18”) on center each way.

Electrical Bond, Electrical Underground All electrical systems must comply with 2005 NEC Sec 680 and related sections. Before any concrete is placed for the pool deck, the placement of steel and the electrical bond shall be inspected and approved ALL electrical wiring and conduit buried in the ground must be inspected prior to covering with dirt.

Plumbing - All pool plumbing shall be subjected to a minimum water test of fifteen (15) p.s.i. **This inspection will not be made if the Building Official determines that it is too wet. All rained out inspections must be recalled.**

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.

P-Trap and Gas Line – All pools that have City sewer provided on the property **must** have a P-trap. A permanent drain line must be run from the pool pump to the P-trap to allow for the drainage of the pool. All pools that have City sewer provided on the property require a P-trap and a permanent drain line (backwash line). **No exceptions are given for special filters.** No portion of the P-trap or backwash line may be covered until the inspection has been approved. The gas line must have an air pressure gauge must be installed to verify pressure. All gas tests must utilize a diaphragm gage that has been tested and certified. Diaphragm gages: Diaphragm gages are required for gas tests. Gas lines that require a ten (10) p.s.i. test may be tested three (3) p.s.i. when a five (5) p.s.i. diaphragm gage is used. Poly gas lines must be buried at least eighteen inches (18”) below the ground with a copper tracer wire not less than 18 gauge. **This inspection will not be made if the Building Official determines that it is too wet. All rained out inspections must be recalled.**

EXCEPTION: Above ground pools and spas that have a capacity of seven-hundred fifty gallons (750) or less are not required to install a P-trap or backwash line.

Pre-Plaster Inspection- before any water is placed in the pool; the permanent fence shall be installed, inspected and approved. (See fence requirements below)

Pool Final – All pool work must be completed. Pool construction shall comply with Sec 3109 of the 2006 IBC. 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. Failure to obtain the pool final inspection within forty-five (45) days after 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.

Electrical Final - Electrical systems must comply with Sec 680 and related sections of 2005 NEC. All ground wires and flexible conduit must be after approval of the pre-plaster inspection.

Plumbing Final - Plumbing systems must comply with Sec 3109 of the 2006 IBC.

Fence Final – Fence systems must comply with Sec 3109 of the 2006 IBC and the City of Wylie Ordinances.

Re-inspection Fees

A re-inspection fee of \$50.00 may be assessed for any of the following reasons. If a re-inspection fee is assessed, no further inspections will be performed on that job until the fee has been paid. When re-inspections

are requested, re-inspection fees must be paid no later than 5:00 p.m. the day prior to the scheduled re-inspection.

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);

City approved plans and permit not on the job site;

The gate is locked or the work in otherwise not accessible for inspection;

An inspection is disapproved twice for the same item;

The previous red tag has been removed from the place it was left by the inspector; and

The pool or excavated area is not protected by a temporary or permanent fence completely surrounding the pool or excavation.

Fence Requirements

Shall comply with Sec 3109 of 2006 IBC.

City of Wylie Texas – 300 Country Club, Bldg 100, Wylie, Tx 75098 – www.wylietexas.gov 972-516-6420