



BUILDING DEPARTMENT

POOL / SPA PROCEDURES

100 Highridge Drive
Lakewood Village, TX 75068
(972) 294-5555 Office (972) 292-0812 Fax
linda@lakewoodvillagetx.us

REVISED: 05/14/2015

GOAL

The focus of the pool / spa procedures and building inspections is to ensure quality construction. As the pool contractor, you shall require your designer, engineer, and subcontractors to draw, specify, and build structures that reflect the code requirements and other regulations adopted by the Town. **Our** best effort will achieve the goals of safety, energy efficiency, and quality construction.

BUILDING CODES

- 2012 International Energy Conservation Code
- 2005 National Electrical Code
- 2012 International Residential Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2006 International Building Code
- 2012 International Fuel Gas Code

PERMIT APPLICATION SUBMITTAL REQUIREMENTS

A pool permit shall be obtained from the Town prior to construction or installation of a pool and/or spa in the Town or Extraterritorial Jurisdiction (ETJ). Permit applications deemed incomplete shall not be approved and/or processed. Permit applications shall contain the following information:

- 1) Three (3) construction plans, on drawing sheet size 11" X 17", drawn to scale, and stamped by the electrical service provider (CoServ). The plans shall include equipment specifications indicating equipment size and type and pool/spa volume (square foot size and gallon capacity). All deck and area drains, gutter downspouts or other means of capturing water shall be shown. Existing drainage on the lot shall not be modified where it will create a nuisance to an adjacent property or right-of-way. Depth dimensions shall be marked on the water envelope and a sectional drawing showing pool depths.
- 2) All drawings must be prepared, signed and sealed by an engineer if piers and/or retaining walls are over forty eight (48) inches in depth or height.
- 3) Three (3) site plans, on drawing sheet size 11" X 17", indicating the location of the pool and/or spa in relation to property lines and the distance to the pool and/or spa will be from any structures. Only the most current survey will be accepted as a site plan. Builder plot plans or other conceptual drawings provided by the property owner will not be accepted.

Measurements will be made to the pool and/or spa structure (back of beam) itself, not the water's edge. Location and setback requirements include:

REAR AND SIDE YARD

The pool and/or spa shall be located per zoning requirements for the district.

EASEMENTS

The pool and/or spa, including decks and associated equipment shall not be located within any easement.



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BUILDINGS

A pools and/or spas shall be located no less than three (3) feet from buildings with foundations and at minimum one (1) foot from the foundation for every one (1) foot of depth as measured to any point of excavation. For example purposes only, if a portion of a pool is five (5) feet in depth, that portion of the pool shall be located a minimum of five (5) feet from a building that utilizes a foundation.

The measurement shall be from the point at which the natural grade touches the foundation and any area excavated for the pool and/or spa construction. If the setback from the building foundation is less than the 1:1 ratio, an original prepared, signed and sealed engineer design shall accompany the construction plans.

POOL EQUIPMENT

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

DIVING POOLS

Require compliance with ANSI/NSPI-5 2012.

INSPECTIONS

Steve Freeman – Town of Lakewood Village Building Official

Office Number (972) 294-5555	Fax Number (972) 292-0812	Email inspections@lakewoodvillagetx.us
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FAXED REQUESTS

Faxed requests will be accepted until 8:00 a.m. for inspection within 48 hours. Official time will be accounted for based on time noted on the received fax. Missing the cut off time will require the inspection to be made on the following business day.

TELEPHONE REQUESTS

Telephone requests will be accepted until 11:00 AM for inspection within 48 hours.

Official time will be accounted for based on the time noted by the building inspector’s voice machine. Please also indicate the time you call when you leave your message. Missing the cut off time will require the inspection to be made on the following business day.

INSPECTION RESULTS

Inspector will leave the inspection tag on site in a designated water-tight box that is provided by the builder.



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TERMS AND CONDITIONS

GENERAL INFORMATION

The Residential Code adopted by the Town defines the procedures for general contractors and subcontractors. The information below is provided as a reference and has been identified as the most relevant to pool and/or spa construction and installation.

- A. Construction work times are 7:00 a.m. – 7:00 p.m. Monday through Saturday. Work during other hours shall not be allowed without the written consent of the Building Official except for work in connection with the care, maintenance or protection of equipment or already completed work or to correct conditions that are unsafe to the public.
- B. Vehicles are prohibited from parking on or accessing a construction site from an easement. Damage to utilities from unauthorized access shall be repaired by the Town's Contractor at the expense of the builder or general contractor.
- C. A roll off dumpster from the Town's contracted garbage collection service shall be in place at the time construction begins and remain onsite until the Pool Final inspection.
- D. All construction and delivery traffic shall adhere to the Gross Vehicle Combination Weight (GVCW) for Town roads as per Weight Ordinance.
- E. Concrete pouring shall adhere to the requirements set forth in Residential Code.
- F. Once construction plans are approved, **NO** changes to the plans or specifications will be accepted unless approved by the Town of Lakewood Village.
- G. If applicable, the engineering letter or other required documents shall be placed with the permit packet on the jobsite. The original document shall be submitted to the Town.
- H. Concrete inspections or underground inspections shall not be made if it has been determined that it is too wet by the Building Official.
- I. Concrete inspections shall not be performed unless the temperature is at least thirty-eight (38) degrees and rising by 8:30 a.m. the morning of the inspection.
- J. The Town shall periodically update the procedures above to reflect building code changes, newly adopted ordinances and/or any other information pertinent to construction. It is the responsibility of the builder or general contractor to ensure no updates have occurred before a new construction project is initiated.

POOL BARRIERS

Design and erection of the pool enclosure shall be in strict accordance with Appendix G, Section AG105 of the 2012 International Residential Code (IRC).



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LESSONS LEARNED

The intent of this section is to provide guidance for general contractors regarding the deficiencies commonly found during inspections. As the general contractor, you shall require subcontractors to build structures that reflect the code requirements and other regulations adopted by the Town. **Our** best effort will achieve the goals of safety, energy efficiency, and quality construction.

The following information is **provided as reference** and shall **not** be considered all inclusive:

ITEMS COMMON TO EVERY INSPECTION

- Permit packet and approved plans not posted as required.
- Fees due and/or no receipt in permit packet.
- Incomplete construction when inspection requested.
- Temporary and/or permanent barrier not in place.

BELLY STEEL AND POOL PLACEMENT INSPECTION

Belly steel and placement of the pool and/or spa shall be inspected and approved by the Building Official prior to the pouring of concrete and/or the installation of gunite.

- Rebar shall be a minimum size of three-eighths (3/8) inch and shall be located no more than twelve (12) inches on center each direction with a minimum of twelve (12) inch overlap.
- All breaks in the swimming pool floor (depth change) shall have rebar doubled up and shall be located no more than twelve (12) inches on center each direction with a minimum of twelve (12) inch overlap.
- All metal parts of the pool and/or spa, including metal of the pool and/or spa shell, metal fittings within or attached to the pool and/or spa structure, metal conduit and electrical equipment and motors associated with the pool and/or spa water circulating system must be connected to a common bonding grid with a solid bond conductor not smaller than #8 AWG.
- A minimum of four (4) approved ground clamps evenly spaced around the pool shall be required to electrically bond the pool and/or spa from stray ground current. One (1) additional approved ground clamp shall be required on the spa.

DECK STEEL, ELECTRICAL BOND, ELECTRICAL UNDERGROUND AND PLUMBING

The placement of steel and the electrical bond shall be inspected and approved by the Building Official prior to the pouring of concrete.

- The concrete deck shall be a minimum thickness of four (4) inches with a maximum of two (2) inches of cushion sand under the deck.
- Rebar shall be a minimum size of three-eighths (3/8) inch and shall be located no more than eighteen (18) inches on center each direction.
- All metal parts of the pool and/or spa, including metal of the pool and/or spa shell, metal fittings within or attached to the pool and/or spa structure, metal conduit and electrical equipment and motors associated with the pool and/or spa water circulating system must be connected to a common bonding grid with a solid bond conductor not smaller than #8 AWG. The solid bond conductor shall run back to the equipment location.



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- A minimum of four (4) ground clamps evenly spaced around the pool and/or spa shall be required to electrically bond the pool and/or spa from stray ground current.
- All electrical conductors buried in the ground shall be inspected and approved by the Building Official prior to burial. The following depth requirements shall apply per NEC Table 300.5:
 - Rigid metal conduit: six (6) inches.
 - Rigid metal conduit, IMC or PVC, installed under a residential driveway: eighteen (18) inches.
 - PVC conduit (GFCI protected conductors with maximum overcurrent protection of twenty (20) amperes: Twelve (12) inches.
 - PVC conduit: eighteen (18) inches
 - PVC conduit (low voltage): six inches (6) inches.
 - Diving boards and all metal within five (5) feet of waters edge shall be grounded.
- Approved isolation joints shall be required at all areas where the deck will abut the building foundation, patio slabs or any other existing concrete.

P-TRAP AND GAS LINE

The backwash line, P-Trap and/or gas lines shall be inspected and approved by the Building Official prior to burial.

- Gas lines shall be installed at minimum of twelve (12) inches depth shall have a minimum Yellow #18 AWG tracing wire. Low pressure gas lines (black pipe & poly) must be air pressure tested with fifteen (15) psi on a thirty (30) psi test gauge.
- Pools and/or spas shall have a P-Trap and backwash line connected to the sanitary sewer. Backwash lines shall be installed at time of inspection.
- Air gaps must be a minimum two (2) times the diameter of the backwash line that is installed. The air gap must be installed at time of inspection.

ETJ OR ABOVE GROUND POOL EXCEPTION

Above ground pools and spas that have a capacity of seven-hundred fifty (750) gallons or less are not required to install a P-Trap or backwash line. Pools constructed on properties located in the ETJ of the Town and do not have a connection to the municipal sewer service are not required to install a P-Trap.

PRE-PLASTER INSPECTION

A permanent fence shall be installed, inspected and approved by the Building Official prior to the filling of a pool and/or spa with water.

- The "Pool Affidavit" shall be picked up at pre-plaster inspection.
- The pool barrier shall meet all requirements of the Town adopted 2012 International Residential Code, Appendix G, as amended by the Town.
- All non-pedestrian access gates shall have keyed locksets, combination or keyed padlocks locked at all times when not in use.
- All doors and windows within sixty (60) inches of waters edge shall be tempered safety glass in conformance with the Town adopted 2012 International Residential Code (IRC), as amended.

POOL FINAL



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All pool and/or spa components shall be inspected and approved by the Building Official prior to use of the pool and/or spa. The pool and/or spa final inspection shall be approved within ninety (90) days from the date the permit is issued.

- All pool and/or spa equipment shall be grounded by an approved method and operating properly.
- Pool and/or spa equipment shall not be attached to a common fence located on a property line.
- All equipment shall be securely fastened on the equipment pad.
- All GFCI receptacles shall be installed and operating properly in accordance with the Town adopted 2012 International Residential Code (IRC), as amended.
- Final grade, positive drainage, swale location, and sod must be in place (positive drainage away from foundation).

NOTICE	
I hereby certify that I have read and examined the Town of Lakewood Village Pool / Spa Procedures and understand the "Lessons Learned" section is provided as a reference aid in the compliance of all required building codes and ordinances adopted by the Town of Lakewood Village.	
General Contractor Signature	Date