Building Inspection Department
305 N. Arch St.
P.O. Box 638
Royse City, TX 75189
972-524-4710
permits@roysecity.com

Swimming Pool, Spa & Hot Tub Permit

Information Guide

Current Adopted Codes:

2018 International Swimming Pool and Spa Code

2018 International Residential Code

Permit Application:

- Complete Building Permit Application.
- Register all sub-contractors with the City and list them on the permit application. Provide an accurate email address for the person responsible for the project for each sub-contractor doing work on the project.

Plan Review/Permit Submittal:

Upload construction documents, items #1-3 digitally into MyGov:
(Use Project Template: Swimming Pool Permit (R))

1. Completed Building Permit Application.
2. Site Plan indicating all property lines, easements, driveway with dimensions and setbacks of the proposed building.
3. **A combined set of construction plans containing the following information:**
   - Submit a pool design plan; with each plan stamp approved by the electric underground utility company. Each plan must also include the installation design, depth of pool and location of equipment, per the above mentioned adopted codes.
   - Submit a site plan (a survey plat is required) showing the location of the pool with respect to the property lines, easements, and house.
   - Construction plans must have stamp of approval by the electric underground utility company.
   - Construction plans must include the installation design, depth of pool and type of equipment and equipment location.
4. A **fence permit** must also be obtained if a new or reconstructed fence is to be installed.
5. **All plan review feedback will be available through the MyGov Portal.**
6. Inspections can be requested via MyGov, by email at permits@roysecity.com or by calling 972-524-4710.
7. Approved plans (min. 11 X 17) must be onsite for the inspection.
8. No work may begin until the permit has been issued.

Construction Site Requirements

- Erosion protection required.
- A four-foot (4') temporary fence must be in place at all times during construction until the permanent fence is installed.
- Streets, sidewalks and alleys must be kept free of mud and debris at all times.

Required Inspections

Belly Steel Inspection

- Proper placement of the pool for setback requirements.
- Inspection of permanent barriers (fences) around pools for compliance with the code. All deviations of the pool barrier code must be corrected by the Final Inspection.
- Windows must be of tempered glass if bottom edge of glass is less than 60 inches above walking surface and within 60 inches horizontally of the water's edge.
- Steel reinforcement inspection.
- Bonding shall be done on the belly steel inspection with a No. 8 or larger solid copper conductor around pool belly and looped a minimum of 4 times up to pool deck steel and fixtures.
- All 120-volt light fixtures shall be bonded with a No. 8 solid copper wire attached to the fixture housing lug. This wire should then be run parallel with the brass pipe and bonded to
  the pipe with a suitable clamp. Connection shall be made by exothermic welding or by pressure connectors or clamps that are labeled as being suitable for the purpose and are of the following materials: Stainless steel, brass, copper.
- Suction outlets shall be designed and installed in accordance with ANSI/APSP-7

Underground Electric

- All underground conductors and conduit to be installed.

Gas

- All gas lines to be installed and pressure tested. Use a certified diaphragm gauge, min. 3 p.s.i.,

P-Trap

- City ordinance requires a P-Trap to be installed, regardless of the type of filtration system utilized. Filtration systems that backwash/discharge water must have a drain line installed to the P-trap. All wastewater is to be disposed of through a public sewer; a minimum of three-inch (3') P-trap shall be required. The tailpiece from the trap shall extend a minimum of three inches (3") above finished grade and below finished floor grade of structure. Traps need not be vented when located on the exterior of the building. The connection between the filter waste discharge piping and the P-trap shall be made by means of an air gap.

Deck Steel Inspection

- Deck steel must be in place (min. #3 rebar on 18" centers) and properly supported with expansion material installed. Any decks placed on top of loose fill dirt will have footing dug around to prevent dirt from eroding from underneath.
- Common bonding grid as well as the brass pipe clamp must be visible. Any metallic material (handrails, slides, diving boards, etc.) must be grounded to the bonding grid with a #8 solid copper wire.
- A static water or air pressure test of not less than twenty-five (25) psi will be required on the deck steel inspection. Piping can be in a manifold and tested separate from equipment.
- Replace broken or damaged sidewalks and curbs.

Pre-plaster/Final Inspection

- Safety alarm or self-closing devices on residence door will be inspected. (Refer to the 2018 International Swimming Pool and Spa Code, Sec. 305 Barrier Requirements – copy attached). The resident must sign a certification document provided by the city, which states that this requirement has been met. This letter must be left with the permit card on the job site at the time of inspection. (Door alarm letter must be signed by the homeowner in front of a notary).
- Grass, vegetation or approved means of erosion control must be in place at property lines and City property at alleys and parkways.
- All pool related inspections must be completed prior to requesting a Pre-plaster/Final inspection. All equipment shall be wired and ready for operation. **Fence must be in place and meet all the requirements of the 2018 ISPSC.**

INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC 2018)

CHAPTER 3 GENERAL COMPLIANCE

SECTION 305 BARRIER REQUIREMENTS

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a power safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Section 305.2 through 305.7

305.2 Outdoor Swimming Pools and spas. Outdoor pools and spas and indoor swimming pools shall be All outdoor aquatic vessels shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.8.

305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of three (3) feet (914 mm) measured horizontally from the outside of the required barrier.

2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) from grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.

4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

305.2.2 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102mm) sphere.

305.2.3 Solid barrier surfaces. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

305.2.4 Mesh restraining barrier/fence. Mesh fences, other than chain link fences in accordance with Section 305.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.

2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than four (4) inches (102 mm) from grade or decking.

3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall be not greater than four (4) inches (102 mm) from grade or decking.

4. An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye-type latch incorporating a spring-actuated retaining lever such as a safety gate hook.

5. Where a hinged gate is used with a mesh barrier, the gate shall comply with Section 305.3.

6. Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.

9. Mesh fences shall not be used on top of onground residential pools.

305.2.5 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches (44 mm) in width.

305.2.6 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches (44 mm) in width.

305.2.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 1¾ inches. Where the fence is provided with slats fastened at the top and bottom which reduces the openings, such openings shall be not more than 1¾ inches.

305.2.8 Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than 1¾ inches (44 mm). the angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.

305.2.9 Clear Zone. There shall be a clear zone of not less than 36 inches (914 mm) between the exterior of the barrier and any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the barrier.

305.2.10 Poolside Barrier Setbacks. The pool or spa side of the required barrier shall be not less than 20 inches (508 mm) from the water's edge.

305.3 Gates. Access gates shall comply with the requirements of Sections 305.3.1 through 305.3.3 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool or spa, shall be self-closing and have a self-latching device.

305.3.1 Utility or Service Gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

305.3.2 Double or multiple gates. Double gates or multiple gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. The self-latching device shall comply with the requirements of section 305.3.3.

305.3.3 Latches. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from grade, the release mechanism shall be located on the pool or spa side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall not have openings greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches (1372 mm) or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

2. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.

3. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by item 1 or 2.

305.5 Onground residential pool structure as a barrier. An on ground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 305.2 and the pool manufacturer allows the wall to serve as a barrier.

2. where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 305.2.

3. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 305.2.

4. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.

5. Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.

305.6 Natural barriers. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's

edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the vessel.

305.7 Natural topography. Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural barrier approved by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections 305.2 through 305.5.

CERTIFICATION OF HOUSE-POOL PROTECTION DEVICE INSTALLATION

This document provides for the homeowner to certify that one (1) of the following protection devices has been installed at a particular address.

I certify that one (1) of the following protection devices are installed between all doors leading from the house and garage into the pool area (check one).

_____ 1. All doors with direct access to the pool are equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm is listed in accordance with UL 2017. The audible alarm will activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and is capable of being heard throughout the house during normal household activities. The alarm will automatically reset under all conditions. The alarm system is equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation will last for not more than 15 seconds. The deactivation switch(es) is (are) located at least 54 inches (1372 mm) above the threshold of the door(s); or

_____ 2. All doors leading from the house into the pool area are equipped with self-closing and self-latching devices.

PRINT NAME: _____
(Homeowner)

SIGNATURE: _____
(Homeowner)

SITE ADDRESS: _____

STATE OF _____

COUNTY OF _____

On this _____ day of _____ in the year _____, before me _____ _____, Notary Public, personally appeared _____personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.
WITNESS my hand and official seal.

_____
Notary's Signature

_____
Notary's Name (Print)
My commission expires; _____