



Swimming Pools, Hot Tubs, and Spa Construction Information

GENERAL INFORMATION:

All swimming pools, hot tubs and spas require a building permit prior to installations and shall be maintained in a sanitary condition.

All permit applications must contain the following information:

1. One copy of the pool plans with original stamps by the electrical service provider, including a side elevation drawing reflecting the actual field conditions and actual pool configuration with the following dimensions.
 - a. The horizontal distance from the edge of the foundation to the pool, hot tub/spa.
 - b. The vertical distance from the top of the foundation to the top of the deck.
 - c. A full length measurement of the pool.
 - d. Any other measurement deemed necessary by the City of Fate or the contractor to ensure the pool, hot tub/spa is not built encroaching into the 1:1 ratio from the building foundation.
2. One copy of the site plans indicating the location of the pool in relation to property lines and distance the pool, hot tub/spa will be from any structures. **Measurements will be made from the structure itself not the water's edge.** Location and setback requirements include:
 - a. **Rear yard:** The pool must be located at least 5 feet from rear property line.
 - b. **Side yard:** The pool must be located at least 5 feet from side property line.
 - c. **Buildings:** The pool must be located no less than 5 feet from buildings with foundations and maintaining a 1:1 ratio.
 - d. **Easements:** pools, pool decks, and pool equipment cannot be located within any easements.
 - e. **Pool equipment:** Pool equipment cannot be located within the front yard of a lot and completely enclosed from adjoining lots by protective fence, or screen enclosure of not less than 4 feet and provided such pool setbacks from all lot lines a distance of three (3) feet.
 - f. **Septic system:** The setback requirements from the spray area of a surface irrigation system are twenty-five (25) feet. The setback requirements from subsurface disposal and all other types are five (5) feet.
3. A complete permit application, and registration of all contractors.
4. An original notarized copy of the Alarm Letter must be submitted.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

- ❖ **A temporary fence that is at least 36 inches in height must completely surround the construction area until completion of the pool, hot tub/spa.**

INSPECTION REQUIREMENTS:

Inspection Requests:

When scheduling an inspection, verify that all dogs are removed from the area. The permit packet must contain the permit, the original stamped plans, and any previous inspection tags and be located on the



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exterior back window of the home. **The general contractor shall call for inspection. Inspections shall be called in the day before the requested inspection no later than 4:00 pm.**

FEES:

The Permit Review Fee is \$35.00 and the Swimming Pool, Hot Tub or Spa permit Fee is \$275.00.

INSPECTIONS:

Belly Steel and plumbing placement – this inspection is required prior to the placement of any gunite within pool. Rebar must be minimum size of three-eighths inch (3/8) and located no more than twelve inches (12) on center each way. All drains and interior plumbing must be installed for this inspection. **The inspection will not be made if the inspector determines that it is too wet. All rained out inspections must be re-called.**

Deck Steel, Electrical Bond – before any concrete is placed for the pool deck, the placement of the steel and electrical bond shall be inspected and approved. The concrete shall be a minimum thickness of three and one half inches (3 1/2). Rebar must be a minimum size of three eighths inch (3/8) and located no more than eighteen inches (18) on center each way. The bond conductor shall be a minimum size of #8 AWG.

P-Trap and Gas Line – pool installations where public sewer is provided must dispose of waste water by means of a P-Trap and backwash line located at the sanitary sewer clean out. No portion of the P-trap or back wash line may be covered until the inspection has been approved. Pool installations where private sewer is provided must dispose of waste water in a manner as to not interfere with the function of the private sewer system nor drain on to adjoining property. The test pressure to be used of the gas line shall not be less than 3 PSIG (20 kPa) gauge in no case less than 15 minutes. Gas lines shall be buried to a depth of no less than 18" below the ground with a yellow insulated copper tracer wire not less than 18 AWG, and the tracer wire shall terminate above ground at each end of the non-metallic piping.

Pre-Plaster – Prior to water being placed in pool Fencing and gates shall be completed and must meet barrier requirements. The top of the barrier shall be at least 48" above grade measured on the side of the barrier which faces away from the pool. All gates shall be equipped to accommodate a locking devise. Pedestrian access shall open outwards away from the pool and shall be self-closing and self-latching. The release mechanism of the self-latching device must be located less than 54" from grade, on the pool side of the gate at least 3" below the top of the gate and the gate barrier shall have no opening greater than 1/2" within 18" of the release. Any and all damage or repair to sidewalks, right of way and repairs to all property shall be complete.

Pool Final – All pool work must be competed. At least one GFCI protected receptacle is required between ten feet and twenty feet from the edge of the pool. All receptacles installed outdoors must be in a location that is protected from the weather.

The pool must be completed no later than 180 days after the issuance of the permit. Failure to obtain the pool final inspection is a violation of City Ordinance and cause for citation and suspension of the contractor's registration within the City.