



# Town of Little Elm Pool & Spa Requirements

## A. Permits

**1. All Plans must first be approved by Electric Company's Representative, prior to submitting to the Town.**

2. One (1) complete set of Electronic (PDF) drawings to scale shall be submitted with a completed permit application form. Electrical and Plumbing Inspections are required on all pools, above or below ground. Temporary fencing is required at all times.

a. One (1) plot plan with site grades, showing the following:

1. Property lines, easements, right-of-way of record, and overhead utilities adjacent to pool area or over property.
2. Existing structures, fencing, retaining walls, and other relevant characteristics.
3. The proposed pool shape dimensioned and located to show setbacks, side yards and clearance from existing structures adjacent to pool area.
4. The proposed mechanical equipment pad, dimensions and location as to setbacks and side yards.
5. All deck equipment items, if included.
6. The proposed deck configuration showing anticipated drainage.
7. The anticipated overall drainage of pool site.
8. Location of all yard hydrants within fifty (50) feet of pool location and method of backflow prevention to be provided.
9. All windows or doors within five (5) feet of water's edge shall be safety glazed.

b. Structure plan, showing the following:

1. The type of construction, gunite, poured concrete, prefabricated, fiberglass, plastic lined or other.
2. The pool dimensions including the depth and adequate cross sections drawn to scale.
3. Computations, stress diagrams, and other data sufficient to show the correctness of the plans, including the reinforced steel schedule and detail if possible.
4. A statement by applicant concerning the anticipated nature of the soil under and around the pool structure.
5. The interior finish detail.

c. Mechanical plan, showing the following:

1. The type and size of the filtration system and means of back wash.
2. The type and size of pool heater, if included, including the method of venting and provisions of combustion air. (All heated pools shall comply with 2012 IRC Chapter 11- Energy, *see last page*)
3. The size and length of gas line from source to heater and routing.

3. Permit fee for each pool and/or spa is \$100.00.

4. Contractor registration fee is \$100.00.

## B. Restrictions

1. Pool may not be closer than five (5) feet from waters edge to property line, and not closer than five (5) feet minimum from pool beam to house slab. (Determined by depth of pool).
2. No pool or equipment shall be located in any floodway, utility easement or any other easement.

### **C. General Requirements:**

1. Plumbing - 2012 International Residential Code
  - a. Water Supply- Supply lines under the rim shall be equipped with backflow protection. No over the rim fill spouts shall be accepted unless under the diving board or properly guarded.
  - b. Backwash –connections shall not be made to any storm drain sewer drainage system.
  - c. All wastewater from swimming pool shall be disposed of through a public sewer.
  - d. Pool Gas Heater gas line must be eighteen (18) inches deep, pressured tested and have a tracer wire.
  - e. All Plumbing installations must be performed by a licensed plumber who is registered with the Town of Little Elm.
2. Electrical - 2014 National Electrical Code
  - a. All electrical wiring and equipment shall comply with the 2014 National Electrical Code
  - b. All Electrical installations must be performed by a licensed electrician who is registered with the Town of Little Elm.
3. Fences – Separate Permit required
  - a. Fences must be in place prior to water being in the pool.
  - b. Residential pool fences shall comply with the 2012 International Residential Code Appendix G, Section AG105 or International Building Code Sec 3109.4 through 3109.4.1.9.
  - c. Public or commercial fences shall comply with the International Building Code Sec 3109.3.

### **A. Inspections:**

1. Belly Steel and Ground
  - a. Permit packet with approved plans must be on job site.
  - b. Equipment location.
  - c. Reinforcement.
  - d. Ground wire around pool, three (3) to four (4) feet below ground level with loop long enough to connect to deck steel. Minimum of three (3) clamps.
2. Deck Steel
  - a. Reinforcement
  - b. Ground wire loop connection with ground clamp to deck steel in three (3) locations.
  - c. Partial equipment check.
3. Gas Inspection (if applicable).
4. A final inspection is required and must be scheduled within one week (five working days) of completion. Pool must be ready to use. Public or commercial pools require a health permit.
5. Door alarms are required and shall meet the specifications of IRC Section AG105.2, item 9.2.
6. Inspections must be requested online by contractor.
7. **Inspections requested after 7:00 AM will be completed the next business day.**

**This outline of requirements is not to be construed as all-inclusive; it is to be used as a guideline only.**

## 2012 IRC Appendix G “SECTION AG105”

### BARRIER REQUIREMENTS

**AG105.1 Application.** The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near drowning by restricting access to swimming pools, spas and hot tubs.

**AG105.2 Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. 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 swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.
5. 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 13/4 inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 21/4-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 13/4 inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 13/4 inches (44 mm).
8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
  - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; **and**
  - 8.2. The gate and barrier shall have no opening larger than 1/2 inch (13 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; **or**

9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall 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 be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions.

The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; **or**

9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:

10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; **or**

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

AG105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 9.

AG105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

AG105.5 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

#### SECTION AG106

#### ENTRAPMENT PROTECTION FOR SWIMMING

#### POOL AND SPA SUCTION OUTLETS

AG106.1 General. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

Barrier requirements # 4. 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 swimming pool side of the fence.

Note: The above means that the fence may not be easy to climb from the exterior-- an alternative to this may be the installation of a 2 by being cut on a 45 degree angle and installed on the horizontal members to prevent climbing from the exterior -- please let me know if you need additional clarification -- the material must be compliant with the fence material requirements

2012 IRC Chapter 11 – Energy;

**N1103.8 Pools.** Pools shall be provided with energy conserving measures in accordance with Sections N1103.8.1 through N1103.8.3.

**N1103.8.1 Pool heaters.** All pool heaters shall be equipped with a *readily accessible* on-off switch to allow shutting off the heater without adjusting the thermostat setting. Pool heaters fired by natural gas or LPG shall not have continuously burning pilot lights.

**N1103.8.2 Time switches.** Time switches that can automatically turn off and on heaters and pumps according to a preset schedule shall be installed on swimming pool heaters and pumps. **Exceptions:**

1. Where public health standards require 24-hour pump operation.
2. Where pumps are required to operate solar- and waste-heat-recovery pool heating systems.

**N1103.8.3 Pool covers.** Heated pools shall be equipped with a vapor retardant pool cover on or at the water surface. Pools heated to more than 90°F (32°C) shall have a pool cover with a minimum insulation value of R-12.