

# SWIMMING POOL AND SPA PERMIT REQUIREMENTS

## CITY OF PLANO BUILDING INSPECTIONS DEPARTMENT

**DRAWINGS SUBMITTAL:** Two (2) copies of the following drawings are required. Drawings must be drawn to scale, dimensioned and of sufficient clarity. Drawings must be submitted along with a completed permit application form.

**PROFESSIONAL CERTIFICATION:** Depth of the swimming pool shall maintain a ratio of 1:1 from the nearest foundation up to a maximum depth of 5'-0" (i.e. for a depth of 5'-0" the pool must be located 5'-0" from the nearest foundation) otherwise an engineered drawing is required.

**NECESSARY DRAWINGS:** The following is a general outline of drawings necessary for plan review (Building Inspections may request additional information if necessary).

1. Site plan must include all dimensions, (scale: 1"=20'-0") including location of pool in reference to the property line and all building locations. All easements must be shown on site plan.
2. Pool plans must include all dimensions (scale: 1/8=1'0") and property lines must be shown on plans. Pool plans must have all pool specs and include all pool equipment.
3. Section through the pool structure must include all depth dimensions.
4. Equipment drawings' diagrams must include dimension in reference to property line.
5. Submitted above ground and in-ground swimming pool plans must bear the applicable electric company approval stamp.
6. All decking is required to be shown on the pool plans. Decking is prohibited in utility/electric easements.
7. Manufacturer's brochure or details of pool required for above ground pools.
8. Diving pools require: A.) Minimum water envelope with dimensions drawn inside of pool on the pool plans. Reference ANSI/NSPI-5 2003 figures 3 and 6 top view. B.) Completed diving board (residential pools) checklist.

**FEES:** Refer to the fee schedule for applicable fees

1. 100% of fees must be paid at the time of permit application submittal.

### NOTE:

1. Fences surrounding residential pools require separate permits and are subject to special requirements (refer to SECTION AQ105 BARRIER REQUIREMENTS 2015 IRC).
2. Self-contained units do require a registered electrician and permit.
3. Pre-plaster inspection cannot be done unless the swimming pool barrier has been approved.
4. Provide pool barrier information on the drawings; refer to glazing requirements of Chapter 3, of 2015 IRC and Ordinances. (Impact resistance glazing is required when the glazing is within 5 feet of a swimming pool or spa water's edge and the bottom edge of the glazing is less than 60" above the poolside of the glazing).
5. Where the fence is existing, it is the pool installer's responsibility to upgrade the pool barrier to comply with the pool barrier requirements.
6. Where the pool and fence are existing and only the fence is being replaced, the fence has to comply with the pool barrier requirements.
7. Certification of House-Pool Protection Device Installation may be used; this form must be signed by the homeowner only.
8. A one minute relay timer is required on gates used for automobiles when the gate is part of pool barrier.
9. Permit holder is responsible for requesting and completing all required inspections.
10. Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.
11. Public swimming pools and spas shall comply with Texas Department of Health Standards for Public Swimming Pool and Spa (Texas Administrative Code, Title 25). For copies of the Standard, contact the State of Texas at 1-800-226-7199 or <http://www.sos.state.tx.us/tac>
12. Diving board for residential pools (drawings required) shall comply with ANSI/NSPI-5 2003 Article 5.8, 5.9,5.10.
13. Manufacturer's specifications required for diving equipment including pool type & maximum height above the water.
14. Swimming pools shall comply with the 2015 International Energy Conservation Code.

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**Building Inspections Department** ~ 1520 K Ave, Suite 140 Plano, TX 75074 ~ 972-941-7140 fax 972-941-7187  
[www.buildinginspections.org](http://www.buildinginspections.org) ~ email address ~ [buildingpermits@plano.gov](mailto:buildingpermits@plano.gov)  
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## POOL BARRIER REQUIREMENTS FOR RESIDENTIAL POOL

### 2015 International Residential Code, SECTION AQ105 BARRIER REQUIREMENTS

**AQ105.2 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 (1219mm) 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 (51mm) 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 (102mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102mm) 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 (1143mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 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 1.75 inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 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 1.75 inches (44 mm).
8. Access gates shall comply with the requirements of Section AQ105.2, 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 not opening greater than 0.5 inch (13 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a dwelling serves a 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 F1346; 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 and labeled in accordance with UL 2017. 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 as 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, then:
  - 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 AQ105.2, 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.

**AQ105.3 Indoor swimming pool.** Walls surrounding an indoor swimming pool shall comply with Section AQ105.2, Item 9.

**AQ105.4 Prohibited locations.** Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb them.

**AQ105.5 Barrier exceptions.** Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AQ107, shall be exempt from the provisions of this appendix

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