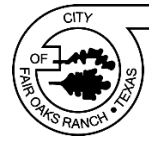


**CITY OF FAIR OAKS RANCH**  
 7286 Dietz Elkhorn  
 Fair Oaks Ranch, TX 78015  
 PH: (210) 698-0900      FX: (210) 698-3565  
[bcodes@fairoaksranchtx.org](mailto:bcodes@fairoaksranchtx.org)  
[www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)



### **SWIMMING POOLS**

Permits are required for all newly installed swimming pools including above ground pools. It is your responsibility to verify and obtain necessary deed and covenants permits and approvals from the governing architectural review committee prior to commencing construction.

#### **REQUIRED ITEMS TO BE SUBMITTED TO ACQUIRE SWIMMING POOL PERMIT**

1. A completed City of Fair Oaks Ranch Swimming Pool Permit Application.
2. A completed Contractor Registration Form – (if not already registered with the city).
3. Plot Plan showing the location of the pool on the property and in relation to the house.
4. Pool Plan showing the size and shape of the pool including dimensions.
5. If the edge of the excavation for the pool is less than ten (10') feet from the edge of the house foundation, an engineering evaluation is required and a letter submitted stating that the excavation for the pool will not degrade the structural integrity of the house foundation.
6. Wall section detail of the pool structure showing the thickness of the pool wall, the steel size, and spacing of steel.
7. Electrical diagram showing the breaker size, accompanying wire size, and the equipment it will service.

#### **SWIMMING POOL CONSTRUCTION GUIDELINES**

The following guidelines have been extracted from existing city ordinances to assist you in managing your swimming pool project during the course of construction. This document is general in nature and does not modify or supersede any city ordinance in effect which takes precedence over this guideline.

##### **PERMIT:**

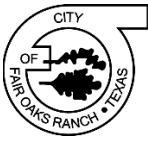
1. Permit is Valid for nine (9) months from date of issue.
2. A sixty (60) day extension may be granted upon written request at 50% of original permit fee.
3. Permit **MUST** be issued and displayed **BEFORE** any work is started.
4. **Permit must be displayed so as to be clearly visible from the street. Failure to post a permit may result in the city's refusal to conduct a requested inspection and/or a fine.**
5. Failure to obtain a permit before construction begins will result in the cost of the permit fee being doubled.

##### **SWIMMING POOLS:**

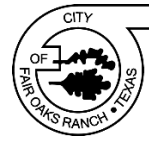
1. All pools must meet the barrier requirements set forth in the International Swimming Pool and Spa Code 2018 edition prior to filling.

##### **POOL BARRIER:**

1. All pools 2' deep or deeper shall be protected by a barrier in accordance with the 2018 International Swimming Pool and Spa Code sec. 305.
2. Existing fences shall be modified to meet the code prior to filling the pool.
3. If a barrier is not present a permit for a fence meeting the barrier requirements of the code shall be obtained at the same time as the issuance of the pool permit
4. Principal elements of a pool barrier include but are not limited to the following:
  - a. Fences must be 48" high minimum and constructed to be non-climbable.
  - b. Pedestrian gates shall be fitted with self-closing, self-latching mechanisms with the gate opening away from the pool. Self-latching mechanisms are required to be at a minimum of 54". Service gates may be fitted with a lock in lieu of a self-closer.
  - c. Wire fences shall have a minimum horizontal spacing of 1 3/4".
  - d. A house may constitute part of the required barrier provided that operable windows having a sill height of less than 48" as well as doors leading to the pool enclosure are fitted with pool alarms meeting UL 2017.



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**INSPECTIONS:**

1. All inspections must be called in at least 24 hours in advance.
2. The contractor who is issued the permit is responsible for calling in for the inspections or ensuring that the inspections are accomplished.
3. The contractor or their representative must be present for each inspection.
4. Where work performed under a permit is rejected or turned down 2 or more times by the Building Inspector for non-compliance with this Code and re-inspection is required before the work can continue, the fee shall be \$50.00, for the third re-inspection. Subsequent re-inspections that are scheduled for the same type of inspection shall require the re-inspection fee to be doubled.
5. Re-inspection fees (if assessed) must be paid before a re-inspection will be performed.
6. Failure to obtain the required inspections/re-inspections will result in a penalty of \$400.

**GUNITE POOLS** require the following inspections:

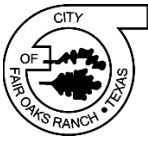
- a. **Pre-Gunite** – Accomplished prior to the placement of gunite. All rough-in plumbing and electrical/bonding must be installed as well as reinforcement steel. The plumbing must be under pressure with a pressure gauge installed.
- b. **Pool Barrier** – Accomplished prior to filling pool. ISPSC compliant fence, gates and door alarms should be in place.
- c. **Final** – Accomplished prior to putting pool in use. All pool equipment should be operational. All required components should be electrically bonded. Backflow prevention should be in place.

**FIBERGLASS POOLS** require the following inspections:

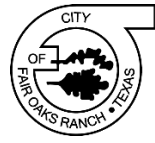
- a. **Pool Barrier** - Accomplished prior to pool placement. ISPSC compliant fence, gates and door alarms should be in place.
- b. **Pool Placement** - All rough-in plumbing and electrical/bonding must be installed. The plumbing must be under pressure with a pressure gauge installed.
- c. **Final** - Accomplished prior to putting pool in use. All pool equipment should be operational. All required components should be electrically bonded. Backflow prevention should be in place.

**CONSTRUCTION SITE REQUIREMENTS:**

1. Tree cuttings and brush cut to clear the site will not be left to accumulate at the building site. City Ordinance requires fresh wounds to be painted within 1 hour after cutting.
2. Trash and debris must be removed daily to prevent it from blowing onto adjoining property.
3. Concrete trucks will dump their excess concrete and wash out on the building site. Dumping anywhere else is illegal dumping and subject to criminal prosecution.
4. Due to an increase in population density, we ask your cooperation by confining your working hours to reasonable times to avoid contractor/subcontractor work hour restrictions



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**SWIMMING POOL PERMIT APPLICATION**

Project Address: \_\_\_\_\_ Unit: \_\_\_\_\_ Lot: \_\_\_\_\_  
 (Street)

Owner Name: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant: \_\_\_\_\_ Engineer: \_\_\_\_\_  
 (Engineering study required if pool is located less than 10 ft. from house foundation)

Email: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Impervious Cover Sq. Ft.: \_\_\_\_\_ Existing Fence?: Y N Gas Line?: Y N  
 Water Bond Type: \_\_\_\_\_ Auto Fill?: Y N

Pool Contractor: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

(OFFICE USE ONLY) City Registration #: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Electrical Contractor: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

(OFFICE USE ONLY) City Registration #: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Plumbing Contractor: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

(OFFICE USE ONLY) City Registration #: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Notes: \_\_\_\_\_

Signature of Contractor/Agent: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

**INSPECTIONS REQUIRED:**

- PRE-GUNITE
- POOL BARRIER
- FINAL
- GAS LINE

DATE REC'D: \_\_\_\_\_ BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_