

# SWIMMING POOLS/SPAS/HOT TUBS PLAN REVIEW & INSPECTION GUIDE

**Plans must be to-scale and include the following:**

- Steel drawings signed and sealed by a licensed engineer
- Electrical one line diagrams
- Isometric drawings and plumbing diagrams showing piping sizes, p-trap location, and backflow prevention devices
- Gas piping diagrams showing pipes sizing and BTU loads
- Decks must be slip resistant

All drawings must comply with the 2018 IRC, 2018 ISPSC, 2018 IPC, and 2020 NEC and shall be noted on the plans.

Property owners are advised to check applicable deed restrictions and home owners associations for other possible requirements or approvals.

Swimming pool permits will not be issued until completed electrical and plumbing permit applications are on file, all permit fees are paid, and all contractors have registered with the City.

Drawings must meet the setback requirements from Sec. 106-748.

	<b>Pools</b>	<b>Spas/Hot Tubs</b>	<b>Decks</b>	<b>Pumps, Filters, Heating Equipment</b>
<b>Separation from Adjacent Structures</b>	6'	N/A	N/A	N/A
<b>Side Setback</b>	5'	5'	2'	2'
<b>Rear Setback</b>	5'	5'	2'	2'
<b>Setback from Utility Easement</b>	3'	May not encroach	May not encroach	May not encroach
<b>Front Setback</b>	*	*	*	*

\*Sec. 106-771 (2): “Terraces, decks, patios, or similar features, provided they do not extend more than one foot above the height of the exterior finish grade elevation, or to a distance less than two feet from any lot line, or encroach upon any utility easement. Further, pools shall not be considered as an encroachment on or in a front yard. Provided that such pools are located in a front yard adjacent to Galveston Bay, and provided further that such pool does not extend more than one foot above the exterior finish grade elevation, or to a distance less than two feet from any lot line or encroach upon any utility easement.”

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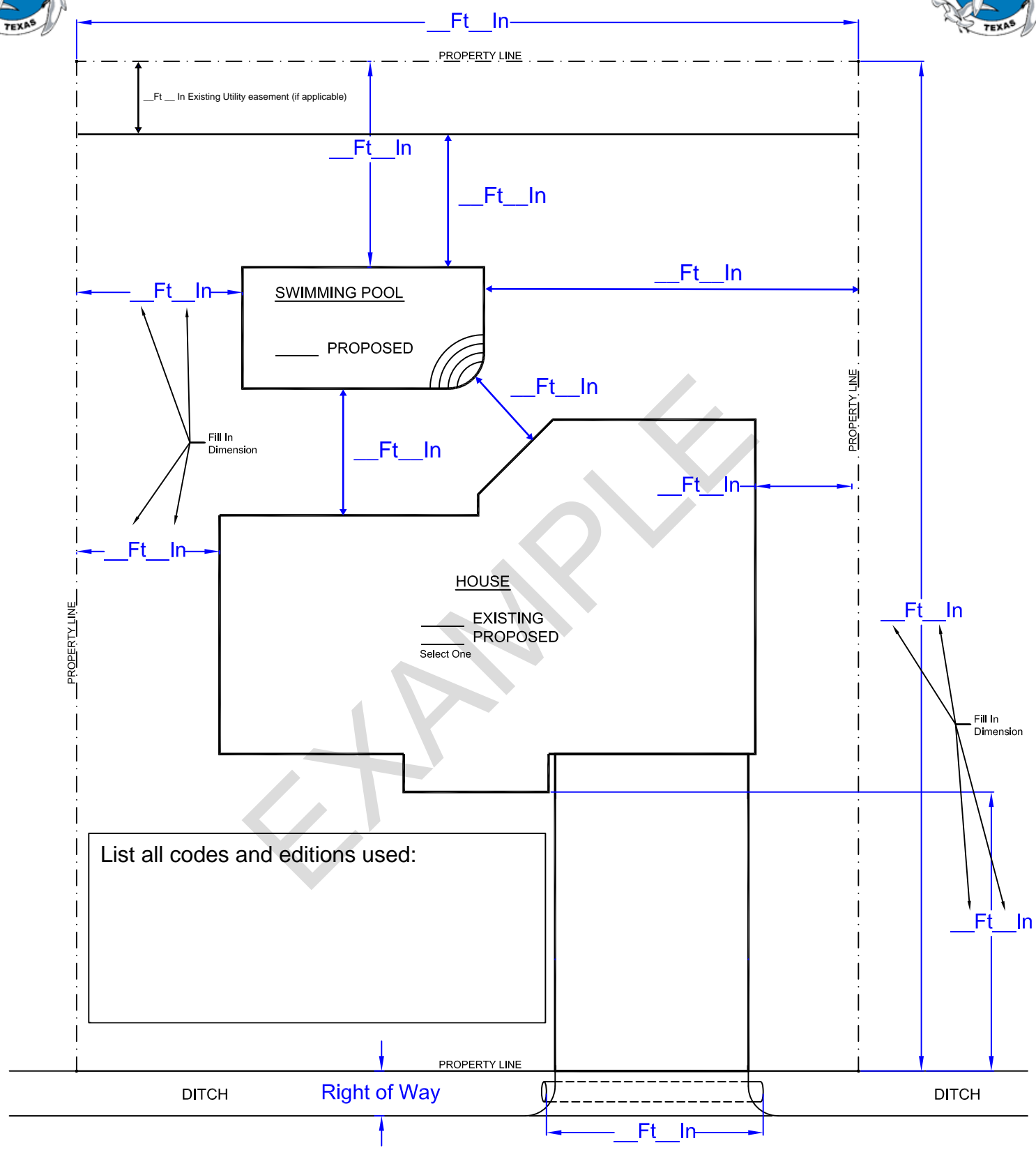
## **Required Swimming Pool Inspections:**

THIS LIST IS INTENDED TO SERVE AS A GUIDE FOR REQUIRED STANDARD INSPECTIONS IN THE CITY OF LA PORTE. OTHER INSPECTIONS BASED ON THE PARTICULARS OF THE PROJECT MAY BE NEEDED ON A JOB BY JOB BASIS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KNOW WHICH INSPECTIONS NOT ON THE LIST BELOW WILL BE NEEDED. PERMITS THAT DO NOT RECEIVE A FINAL INSPECTION ARE CONSIDERED NON-COMPLIANT

- Stake Out
- Steel Inspection with Plumbing & Electrical
- Deck Inspection with Electrical Bonding
- Plumbing and Electrical Underground (can be done separately or during steel or deck inspections)
- Pool Equipment with Electrical, Bonding, & Water
- Sewer Reroute
- P-Trap
- Gas (If Applicable)
- Swimming Pool Final Inspection



# RESIDENTIAL SITE PLAN



List all codes and editions used:

**LEGAL DESCRIPTION**

HCAD# : \_\_\_\_\_

Survey: \_\_\_\_\_ Abstract: \_\_\_\_\_ Acreage: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

**Street Address**

\_\_\_\_\_

\_\_\_\_\_

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