



## RESIDENTIAL POOLS, SPAS, FOUNTAINS AND SPLASHPADS

### Submittal Requirements & Inspection Checklist

#### PERMIT FEE(S)

A. In-ground Pool	\$200.00
B. Above-ground Pool	\$100.00
C. In-ground Pool & Spa	\$275.00
D. In-ground (or) above ground spa	\$75.00
E. Splashpad	\$100.00
F. Demo	\$50.00
G. Plumbing	\$30.00
H. Electrical	\$30.00
I. Deck Only/ Concrete	\$75.00

#### PERMIT APPLICATIONS REQUIRED

[Permitting applications](#) must be submitted through the City of Frisco's Online Application System.

#### DRAWING SUBMITTAL PACKAGE

- A. Plot plan showing the footprint of the pool, dual drains (refer to R below), dive or slide envelope (when diving board or slide provided), deck, and equipment location with reference to the property line(s), setback(s) from property line(s) and nearest dimension from the back of pool beam (refer to L below) to the foundation of the home.
- B. Ensure that natural drainage of the lot is adhered to or note any and all deck drains or other means of capturing water to alter the flow. Lot to lot surface drainage is prohibited.
- C. Drawing showing pool, spa, deck, fountain and/or splashpad layout.
- D. Provide a dimensioned pool, or spa profile (cross section).
- E. Fence location and gate swing shall be shown but inspected for compliance in the field. (Page 3).
- F. Pool/ spa- Indicate specifications including equipment size & type, pool/spa volume (size & gallon capacity), electrical and gas (if heated).
- G. Fountains- Submit for Electrical Permit and Plumbing Permit (where applicable). Fountains located in the front require site location approval. Submit proposed location on property survey. Fountains may not be located within the side yard.
- H. Splashpads- Identify proposed location on survey. Specify water source (Freshwater or recirculation), and water disposal.
- I. Above-ground pools and spas- Provide manufacturer's specifications.
- J. Provide manufacturer specification sheet for all gas illuminating appliance including a Certificate showing ANSI Z21.42 or Z21.97 certification. Location must be in compliance with manufacturers specifications. Non-ANSI certified fire producing devices will be deemed a 'fire pit' and must be minimum 15 ft from primary structure and 10 ft from any combustible.
- K. Drawing submittal package is required to be stamped by utility service provider, signed, and dated.
- L. Engineer letter, stating excavation and rebar details and specifications, is required upon submittal for any pool or spa encroaching 1:1 (back of beam to foundation).
- M. Engineer drawings required upon submittal for piers, retaining walls, and structures over 36" in height.
- N. Construction of a pool, spa, or splashpad in a floodway or 100-year floodplain is prohibited. Any construction in a floodplain drainage easement requires approval from the City of Frisco, Engineering Services Division. Contact staff at 972-292-5445 with questions and provide letter of approval with permit submittal documents.
- O. Appropriate electric/gas company's stamp of approval shall be on all plan submittals.
- P. Appropriate diving board template (ISPSC) showing diving board, envelope and all dimensions shall be overlaid onto plans if diving board is provided. Diving boards and slides and their associated envelopes must meet national standards (ISPSC) and be installed per manufacturer's instructions.
- Q. Pools and spas must be designed & constructed in accordance with ISPSC standards and the current building codes as adopted and amended.

- R. Minimum dual hydraulically balanced main drains with sumps required for each suction system provided including circulation, boosters, water falls or features. Suction systems including sumps and covers/grates must be ASME/ANSI A112.19.8 - 2007 or successor standard approved, and systems must be designed and installed to prevent exceeding approved flow rates either gallons per minute (GPM) or feet per second (FPS) with one cover/grate 100% blocked. Drain covers/grates must have minimum separation of three (3) feet measured from center of pipe. Suction sumps must be installed prior to belly steel inspection. The use of single blockable or single unblockable drains shall not be permitted.
- S. All documents required in document submittal package must be uploaded on our online application system in PDF format. More information on submitting files can be found at [https://www.friscotexas.gov/DocumentCenter/View/22559/eNaming-Standards\\_BuildingPermits](https://www.friscotexas.gov/DocumentCenter/View/22559/eNaming-Standards_BuildingPermits)

**INSPECTIONS** (Stop Work Orders and/or Citations may be issued for failure to obtain and pass each inspection noted.)

**A. BELLY STEEL AND GROUND**

1. Check and ensure that swimming pool location is correct and that the swimming pool is three feet (3') or more from property line (from property line to waters' edge).
2. Check and ensure that swimming pool location is correct and that pool's without approved engineer letters do not encroach 1:1 (back of beam to foundation) at any point.
3. Temporary safety fencing must be in place prior to calling for this inspection.
4. Four (4) ground clamps minimum for pool, one (1) for spa.
5. All metal parts of the swimming pool, including metal of the pool's shell, metal fittings within or attached to swimming pool's structure, metal conduit and electrical equipment and motors associated with the swimming pool's water circulating system must be connected to a common bonding grid with a solid conductor not smaller than #8. This must be connected with an approved clamp in four locations to the pool's steel.
6. Check and ensure that proper steel, as designed or as specified by the engineer, is used and is chaired. #3 bars at 12" on center minimum with 12" overlap.
7. Must have anti-siphon valve on hose bib.
8. Check plumbing in the pool and spa for protection against entrapment hazards.
9. Check for dual main drains on all suction lines and ensure suction sumps are installed. Minimum 3' of separation between inside edges of each set of drain covers/grates.
10. No part of pool beam shall be located on any easement.
11. Check manufacturer or other required vacuum breaker method provided.
12. Adherence to manufacturer specifications regarding suction outlet systems for entrapment avoidance is mandatory.

**B. GAS/P-TRAP**

1. Check and ensure that gas line is 18" deep with yellow 18 GA wire and has had a pressure test performed.
2. Check and ensure that back flush is indirectly connected with an air break to deep seal P-trap and correct outgoing sewer line.
3. A means of draining all pools into the sanitary sewer must be provided.

**C. DECK STEEL**

1. Check and ensure that diving board and all metal within 5' of water are grounded.
2. Check and ensure that steel or mesh is used in deck.
3. Check and ensure that ground wire goes to swimming pool equipment.
4. The minimum concrete thickness is 4" with maximum 2" of sand under deck.
5. Isolation joints required at foundation/deck abutment.

**D. PRE-PLASTER**

1. Permanent fencing must be in place including all gates and latches (see specific requirements attached).
2. A completed [Certification of Pool Protection Device Installation](#) form is required at the Pre-Plaster inspection. The form may be obtained from Health & Food Safety, shall be filled out completely, including notarized signatures of all homeowners. Follow the [Submit Field Documents](#) process to upload the completed form prior to the Pre-Plaster Inspection.

**E. POOL FINAL**

1. Check and ensure that swimming pool equipment is grounded and operating properly.
2. All fees must be paid.

## SWIMMING POOL & SPA ENCLOSURE / SPECIFIC CODE REQUIREMENTS

Design and erection of the pool (defined as a structure that contains water over 24 inches / 610 mm deep) enclosure whether by the homebuilder, pool contractor, homeowner or independent fencing contractor shall be in strict accordance with the adopted 2021 version of the International Swimming Pool & Spa Code (ISPSC) with amendments. Construction of and direction of the gate including latch location and height along with door alarm option *must* be in conformance of code. Separation fencing may be required when automatic gates are present.

- A. **Temporary fencing** (if needed) must be placed before construction begins and remain standing until the Pre-Plaster Inspection at which time the permanent fence is to be erected.
- B. **Gates.** All gates shall be equipped to accommodate a locking device. All pedestrian yard gates must have self-closing, self-latching gates and open away from the pool. Non-pedestrian yard gates, maximum of one, shall have a self-latching device and remain locked at all times when the pool area is not in use. 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 shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
- C. **Barrier height.** Barrier (fence) height shall be a minimum of 48" measured on the side of the barrier that faces away from the swimming pool. Barrier (fence) height shall be a maximum of 96" measured from inside yard at grade. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm).
- D. **Closely spaced horizontal members.** For barriers in which the horizontal members of the fence are spaced less than 45" apart, the horizontal members shall be placed on the pool side of the barrier. (Pickets shall be located on the outside of the fence with the posts being on the inside). Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Should the pickets be located on the inside of the fence, measures shall be taken to render the fence non-climbable. For example, anti-climb bars or angled horizontal members shall be used to achieve this purpose (Exception to this rule where horizontal members are on the side of a shared fence in adjacent private residence not readily accessible to the public). Where there are cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
- E. **Widely spaced horizontal members.** For barriers in which horizontal members of the fence are spaced greater than 45" apart, the vertical member spacing shall not allow a four-inch (4") diameter sphere to pass between pickets. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
- F. **Diagonal members.** Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1.75 inches (44 mm).
- G. **Distance from pool.** Fencing must be a min 20 in from water's edge.
- H. **Chain link fencing.** Chain link fencing is prohibited as part of the pool enclosure.
- I. **Barrier Climb Hazards.** Pool/spa enclosure barriers shall be located and constructed so as to prohibit permanent structures such as walls, equipment, or similar objects from being used to climb the barrier. There shall be no less than 36" between the pool/spa barrier and any permanent structure or similar objects. Barrier climb hazards such as walls and fence sections with elevation changes causing and containing horizontal members to be < 45" shall be rendered non-climbable within 36" of a climb hazard.
- J. **Separation Fence** meeting the requirements of the code under ISPSC Section 305 may be provided. Should a dwelling unit be used as a barrier, a completed [Certification of Pool Protection Device Installation](#) form is required at the Pre-Plaster inspection. The form may be obtained from Health & Food Safety, shall be filled out completely, including notarized signatures of all homeowners. Follow the [Submit Field Documents](#) process to upload the completed form prior to the Pre-Plaster Inspection.
- K. **Pool structure as barrier.** Where an aboveground 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 the ladder or steps either shall be capable of being secured, locked, or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Section 305 of the ISPSC. When the

ladder or steps are secured, locked, or removed; any opening created shall not allow the passage of a 4-inch (102 mm) diameter sphere.

- L. **Indoor swimming pools.** Indoor pools must meet the Barrier requirements set out in Section 305 of the ISPSC.
- M. **Entrapment Avoidance.** Must comply with ASME/ANSI A112.19.8 – 2007, the Virginia Graeme Baker Law, APSP 7, and other applicable or successor ANSI/NSPI/CPSP standards. The use of a single drain or a single unblockable main drain shall not be permitted.

#### **DESIGN RESTRICTIONS:**

- A. Doors and windows within 5'0" of water edge must include safety glass glazing.
- B. Diving pool depth requirements shall comply with ANSI/NSPI standards.
- C. Shallow end of a pool must not exceed 4'0" water depth.
- D. Pool waters' edge must not be closer than 3'0" from any property line.
- E. Depth of any swimming pool will maintain a ratio of 1:1 from the nearest foundation to the back of pool beam. The pool beam shall not encroach this ratio without submittal of an original Professional Engineer letter accompanying the plans. For example, for a depth of 6'0", the swimming pool beam must be a minimum of 6'0" from the nearest foundation as measured from the back of the beam; otherwise, an engineer drawing with stamped seal is required.
- F. Depth of any swimming pool will maintain a ratio of 1:1 from retaining walls or other verticals (except screening walls). Plans must show elevations of the top and the bottom of all walls, deck and indicate distance to beam.
- G. Diving boards and slides and their associated envelopes must meet national standards (NSPI/CPSC) and be installed per manufacturer's instructions.
- H. Any pool greater than 5'0" depth must have a means of exit out of the deep area of the pool.
- I. Pools and spas must be designed and constructed in accordance with ANSI/NSPI standards and the current building codes as adopted and amended.

#### **IMPORTANT NOTES:**

- Please review all City of Frisco Ordinances and local amendments before beginning any work to ensure all work is in compliance. It is the responsibility of the pool builder, developer, homeowner, and all contractors to obtain Ordinance updates and code changes.
- All Pool Re-inspection Fees assessed must be paid before another re-inspection will occur at the building site.

**PLEASE DIRECT POOL & SPA QUESTIONS TO  
HEALTH & FOOD SAFETY (972) 292-5304 or [health@friscotexas.gov](mailto:health@friscotexas.gov)**