



City of Panorama Village, Texas

Swimming Pool / Spa Permit

Requirements

1. **Purpose.** The purpose of this policy is to provide clarity when a Pool/Spa Permit is required to be obtained from the Permits & Inspections Department for the City of Panorama Village.
2. **Scope.** The policy applies to any individual, contractor, developer, etc. constructing or erecting a pool in the City of Panorama Village.
3. **Pool Permit Requirements.** A person, firm, or corporation shall not construct, replace, improve, remove or install a swimming pool/spa without first obtaining a permit from City Hall. Applicants shall provide a copy of a plot plan or a drawing showing the following information:
 - a. **Type of pool (aboveground or inground)**
 - b. **Size of pool (prefabricated pools that contain water 24" or less in depth and are moveable do not require a permit)**
 - c. **Distance from residence, side of property line and rear property line.**
 - d. **Location of pool pump and other mechanical equipment.**
 - e. **Location of existing or proposed fence as required by pool code.**
 - f. **Copy of signed contract between the company and the home owner if applicable.**
 - g. **Provide a Copy of License and insurance for all work. (Electrical, plumbing, etc.)**
4. **Building Code Requirements.** Single-family dwelling Swimming Pool and Spas fall under the jurisdiction of the 2015 International Residential Code (2015 IRC), Appendix G. All other swimming pools and spas fall under the jurisdiction of the 2015 International Building Code (2015 IBC), Section 3109. In the event of conflicts between the Building Codes and this document, the Codes shall govern. Other construction, such as stairs, shall meet the requirements of the Building Codes. Exception: Manufactured removable ladders providing access to above ground pools at single family residences, duplexes, triplexes and quadplexes.

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5. **City Requirements.** Pools and decking may not be located within the property side easement. Spas and decking around pool must be within the property side setbacks and no closer than feet to the rear property line. Residences of lots adjacent to the golf course may erect fences constructed of black wrought iron or black finished aluminum which replicated black wrought iron in appearance.
 6. **Inspections.** The following inspectional be required on pools/spas Installations:
 - a. Steel/Bonding of pool (in ground)
 - b. Electrical Rough/In Gas (if applicable. Separate electrical/Plumbing permits are required)
 - c. Concrete decking pre pour (in ground)
 - d. Fence inspection per International Building Code requirements
 - e. Final when complete
 7. **Barrier Requirements.** The 2015 International Building Code requires a fence or barrier around all types of swimming pools, spas, hot tubs, etc. Please see the following fence requirements pertaining to your lot.
 - a. **Golf Course Lots.**
 1. Must be wrought iron or black finished aluminum which replicates black wrought iron in appearance
 2. Must have smooth top rails with no finials or pickets extending above the top rail.
 3. Top of barrier at least 48"
 4. Any openings shall not permit passage of 4" diameter sphere.
 5. Vertical clearance between grade & bottom of barrier 2"
 6. No horizontal members less than 45" on outside of barrier.
(Example, wrought iron fences cannot have horizontal bars.)
 - b. **Non-Golf Course Lots.**
 1. Top barrier at least 48" above grade.
 2. Vertical clearance between grade & bottom of barrier 2".
 3. Any openings shall not permit passage of 4" diameter sphere
 4. Masonry or stone wall shall not have indentations or protrusions (no toe-holds)
 5. No horizontal members less than 45" on outside of barrier.
(Example, Wooden fences cannot have mid-rails less than 45" apart)
 - c. **Gates.**
 1. Equipped to accommodate lock;
 2. Gate open outward away from pool (keep child from pushing in);
 3. Self-closing and self-latching;
 4. Latch release minimum 54" above grade

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- i. If fence is less than 54", the release mechanism shall be located on the pool side, 3" below top and have no spaces (wider than 1/2") in barrier through which to reach latch. (www.magnalatch.com is an acceptable means to comply)

d. **Dwelling as barrier.**

1. Doors with direct access 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 switch(es) shall be located at least 54 inches(1372mm) above the threshold of the door.
8. **Pool Draining Requirements.** Water from back washing or draining pools shall be used to irrigate the owner's property by surface or subsurface spreading. If there is direct access to the street or alley, the wastewater may flow there to be carried away through the storm sewer system, after the first irrigation of the owners yard, and provided that there is no hazard to traffic or pedestrians or which may cause an unsanitary condition.
9. **Fees.** The Permit fee is fifty-four cents (\$.54) per square foot, but not less than One Hundred Dollars (\$100.00) nor more than Two Hundred and Fifty Dollars (\$250.00) No fee will be accessed for repair of damages due to fire, flood, or other disaster.
10. **Obtaining the Pool Permit.** You can pick up your permit at City Hall. You would need to fill out all necessary information and provide all required documents and submit with your permit. Planning and Zoning meet every Monday morning (excluding holidays) 8AM to 9AM. Once approved you will be able to pick up your approved permit and proceed with your approved construction.

Submit and pick up permits at City Hall, 99 Hiwon Dr. Panorama Village TX. 77304

For additional information that may not be in this guideline please do not hesitate to call City Hall. (936) 856-2821



THE CITY OF PANORAMA VILLAGE
 99 HIWON DRIVE
 PANORAMA VILLAGE, TX. 77304
 PH: 936-856-2821 FAX: 936-856-2547

Swimming Pool/Hot Tub

PROJECT LOCATION

Date:

Address:

SWIMMING POOL **HOT TUB** **IN GROUND WADING POOL**

DESCRIPTION OF WORK:

OWNER INFORMATION

Name:

Phone:

Fax:

Address:

Email:

Course Lot Non Golf Course Lot

Is this home filled as homestead? Yes No

CONTRACTOR INFORMATION

You must provide plumbers and electricians contact information and Licenses and Insurance to your permit.

Company Name:

Phone:

Fax:

Address:

Contractor Name:

Phone:

Fax:

Contractor Email:

The undersigned Owner/ Agent/ Contractor/, has read all of the information contained in this application, agrees to conform to all applicable Federal, State, and local laws, and certifies the information provided herein is true and correct.

Signature of Applicant

Printed Name

Notes:

Approved by:

Date:

Utility Dept:

Date:

Permit Fee: **Minimum of \$100.00 Max of \$250.00 based of square footage (.54 cents per square foot)**

Total Square Feet:

Total Amount Due:

Date:

