

Pool Rules and Regulations

City of Shenandoah
29955 I-45 North
Shenandoah, Texas 77381
281-298-5522
www.shenandoahtx.us

I. General Notes

The following information is provided to assist you with procedures and requirements for submitting permit request. If you have any questions after reading this information, please contact our Customer Service Representatives at 281-298-5522.

The City of Shenandoah has adopted the 2012 International Codes and the 2014 National Electrical Code. Local ordinances may be viewed at www.shenandoahtx.us.

Residential pool contractors shall provide general liability insurance in the amount of 1,000,000.00 per occurrence; the City of Shenandoah is required to be a Certificate Holder. Commercial pool contractor shall provide general liability insurance in the amount of 1,000,000.00 per occurrences along with workers' compensation coverage unless Texas state law requires a lesser amount in which case the City will accept the lesser amount; the City of Shenandoah is required to be a Certificate Holder.

The City of Shenandoah will no longer accept payment via credit card for fees and fines accessed to building projects. The City of Shenandoah's current fee schedule is posted for review on the City of Shenandoah website, www.shenandoahtx.us. The City of Shenandoah strictly adheres to the collection of current fees and fines.

Construction hours are Monday thru Sunday 7 A.M. to 10 P.M.

All signs are permitted separately including construction, temporary and permanent signs.

- Projects must not be started until the permit has been paid for and posted on the job site.
- Once plans have been reviewed and approved for code compliance, changes will not be allowed, unless plan revisions are submitted, reviewed and approved by the city prior to the work being done. There may be an additional charge for additional plan review.
- Approved plans must be on site for the inspection.
- **State License:** Contractors that are licensed by the state must provide the city a copy of their current license and driver's license. A master may sign a statement that allows a journeyman to work under his license and pick up permits.

II. Permit Applications

All pool permit applications must contain the following information:

1. All plans must be submitted in an Adobe pdf digital format. Plans can be emailed to plans@shenandoahtx.us, please note the plans will not be processed for review until application and payment have been received.
2. Submitted plans must be to scale and indicate property lines, setbacks, easements and any improvements on the lot. **Measurements will be made to the water's edge of the pool.** Plans are required to include a sealed survey and must include the location and distances of the proposed pool to all of the following:
 - A. **Rear Yard** - The pool must be located at least three feet (3') from the rear property line.
 - B. **Side Yard** - The pool must be located at least three feet (3') from the side property line.
 - C. **Easements** - Pools, pool decks and pool equipment cannot be located within any easement.
 - D. **Buildings** - Pools must be located no less than three feet (3') from buildings with foundations and at least one foot (1') for every one foot (1') of depth - measured to any point of excavation. For example, if a portion of a pool is five feet (5') deep, that portion of the pool must be located at least five feet (5') from a building that utilizes a foundation. Any proposed pool not complying with the above requirement must include a sealed evaluation from a structural engineer indicating that the proposed pool excavation will not affect the structural integrity of the existing building.

NOTE: *The measurement will be from the point at which the natural grade touches the foundation and any area excavated for the pool construction.*

EXCEPTION: Above ground pools and spas do not have a minimum required setback from foundations, but are required to comply with property line setback and easement requirements.

- E. **Pool Equipment** – Indicate the location of all pool equipment on the site plan. Pool equipment cannot be located within the front yard of a lot or within an easement. Pool equipment cannot be attached to a common fence separating an adjoining property. Pool equipment cannot be installed in drainage swales and designated drainage flows.
 1. **Rain Gutters** - A gutter or rain guard must be installed above equipment when the equipment is located beside a structure with an overhanging roof.
- F. **Door Alarms** – Indicate the location of all doors that will open from the house into the pool. Provide the manufacturer's information for the door alarm that will be used. All alarms proposed must be listed for the purpose intended.
- G. **Fencing** – Indicate the proposed or existing fencing around the pool and the location of all gates. Provide a note on the site plan that all latches will be fifty-four inches (54") above the ground, gates will open outwardly and away from the pool area and that all gates will be self-closing and self-latching.
- H. **Drainage** – Indicate all yard drainage. If elevations or drainage will be modified as a result of the pool construction, a modified drainage plan will be required. No improvements on

your property can have an adverse effect on surrounding properties.

- I. **Electrical Meter/Service** – Indicate the location of the electrical meter and any electrical panels. Electrical load analysis may be required.
 - J. **Gas Meter** – If a pool heater is installed, indicate the location of the gas meter and the gas pressure supplying the pool heater (see gas diagram attached). If a pool heater is installed then the gas meter may be required to be upgraded.
 - K. **Entrapment Protection** – Provide information for the entrapment protection that will be utilized.
 - L. **Fill Lines** – Indicate how the pool will be filled and the type of backflow protection utilized.
 - M. **Rebar for Decks** – Provide a pool decking detail indicating rebar will be spaced no more than eighteen inches (18") on center each way or one-half inch (1/2") rebar located no more than twenty-four inches (24") on center each way.
 - N. **Pool wall detail** – Provide a typical pool wall detail sealed by a Texas licensed Engineer.
 - O. **Windows** – Identify any windows that are within sixty inches (60") of the inside (water's edge) of the pool and within sixty inches (60") of the ground. Any windows meeting the above requirements must be safety (i.e. tempered) glass.
 - P. **Construction**- Indicate where access for construction will be from on site plan.
3. A completed permit application. Applications must include the name of the plumbing and electrical contractors. **Incomplete applications will not be processed.**
- a. If the homeowner is bound by The Woodlands Association, it will be necessary to have that organization approve the plans prior to Shenandoah. Please submit the plans approved by The Woodlands Association and be sure the pool location and all decking is show on their approved plans.
- 4.
5. **Permit Expiration:** All pool permits expire one-hundred eighty (180) days from the date the permit is issued.

III. Inspection Requirements

6. **The following inspections are required for every pool constructed in the City of Shenandoah.** At all times during the construction of the pool, a temporary fence that is at least thirty-six inches (36") in height must completely surround the pool. Whenever an inspection is performed and the temporary fence does not completely surround the pool, the pool company will be subject to a re-inspection fee as well as citations. Please be advised that if any part of the pool or decking is within six inches of an easement or property line, a form survey will be required before gunite or pouring the deck (to verify there is no encroachment).

When calling for an inspection, verify that all dogs are removed from the pool area.

- 1. **Belly Steel and Pool Placement Inspection** – This inspection is required prior to the placement of any gunite within the pool. Rebar must be free of mud or dirt and all water must be removed from the pool area. All forms must be installed.
- 2. **Electrical Underground**
 - a. All electrical lines, including electrical lines to the pool equipment, lines supplying power to pool lights and relocated electrical services must be inspected prior to covering. Any

- b. covered line will be required to be uncovered.
 - b. All wet niches must have an approved potting compound installed on the bonding terminal of the wet niche.
 - c. All electrical conductors buried in the ground shall be inspected and approved prior to covering with any material – including dirt.
 - d. The pool bond wire must be bonded to: pool rebar, pool lighting and any metal object within five feet (5') of the water's edge.
3. **Deck Steel and Electrical Bond** – before any concrete is placed for the pool deck, the placement of steel and the electrical bond shall be inspected and approved. If the deck is composed of brick pavers with no concrete, an inspection of the deck is not required; however, prior to placement of the brick pavers, you must request a deck bond inspection and comply with items c. through f. below. All pool decks must comply with the following:
- a. The concrete deck shall be a minimum thickness of three and one-half inches (3½").
 - b. Rebar must be a minimum size of three-eighths inch (3/8") and located no more than eighteen inches (18") on center each way or one-half inch (1/2") rebar located no more than twenty-four inches (24") on center each way.
 - c. A bond conductor must completely encircle the pool deck. If no steel reinforcing is used or if there is no concrete deck, the bond conductor must be located between eighteen inches (18") and twenty-four inches (24") from the inside walls of the pool.
 - d. Bond conductor shall be a minimum size of #8 AWG.
 - e. A minimum of six (6) ground clamps that are evenly spaced around the pool shall be required to electrically bond the pool from stray ground current.
 - f. All metal items within five feet (5') of the inside edge (water's edge) of the pool must be bonded. This includes pool ladders, diving boards, metal water pipes, downspouts, windows on the house, etc.
4. **P-Trap** – All pools that have City sewer provided on the property **must** have a P-trap. A permanent drain line must be installed from the pool pump to the P-trap to allow for the drainage of the pool. All pools that have City sewer provided on the property require a P-trap and a permanent drain line (backwash line). **No exceptions are given for special filters (such as cartridge filters).** No portion of the P-trap or backwash line may be covered until the inspection has been approved.
- EXCEPTION:** 1) Above ground pools and spas that have a capacity of seven-hundred fifty gallons (750) or less are not required to install a P-trap or backwash line.
7. **Gas Line** – For gas piping systems, an air test of at least ten pounds per square inch (10 p.s.i) on a diaphragm gauge that has a set hand and has a maximum range of twenty (20) p.s.i. Gas lines must be buried at least eighteen inches (18") below the ground. Non-metal gas lines must include a copper tracer wire not less than 18 gauge.
8. **360 Bonding-** A 360- degree bonding loop will be required around the pool with a minimum of six bonding connections. Be prepared to provide the UL listing for the clamps used to assure they are listed for the cover the bonding connection on wet nitch fixtures. Be sure to provide proper clearance in front of all electrical equipment that requires maintenance, replacement, or repair.
9. **Pool Final** – All pool work must be completed. At least one (1) GFCI protected receptacle is required between ten feet (10') and twenty feet (20') from the edge of the pool. All pool lights must be GFCI protected. Curbs, City sidewalks, landscaping and irrigation systems located in the right-of-way will be inspected to verify that no damage was done during construction. All windows, downspouts, and other metal objects within five feet (5') of the edge of the water must be bonded. All windows within five feet (5') of the water's edge must be safety glass. All ground wires and flexible conduit must be strapped to sturdy risers. Approved alarms must be installed

from all doors leading from the house into the pool area.

IV. Fence Requirements

1. The top of the barrier must be at least forty-eight inches (48") above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between the grade and the bottom of the barrier must be two inches (2") measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches (4") when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than forty-five inches (45") apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

EXCEPTIONS: 1) When the top surface of any horizontally run member is at least 45 degrees, when measured from the horizontal, such members are not required to be at least 45 inches apart. 2) When the barrier is an existing fence located adjacent to private property, horizontal members that are less than 45 inches apart are not required to be placed on the pool side of the barrier.

2. Openings in the barrier must not allow the passage of a one and three-quarter inch (1 3/4") diameter sphere.

EXCEPTIONS: 1) When vertical spacing between such openings is forty-five inches (45") or more, the opening size may be increased such that the passage of a four inch (4") diameter sphere is not allowed. 2) For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to four inches (4") when the distance between the tops of horizontal members is forty-five inches (45") or more.

3. Access gates must comply with the requirements listed above. Pedestrian gates must open outward away from the pool and must be self-closing and have a self-latching device. Gates, other than pedestrian access gates, must have a self-latching device. Where the release mechanism of the self-latching device is located less than fifty-four inches (54") from the bottom of the gate, the release mechanism and openings must comply with the following:
 - a. The release mechanism must be located on the pool side of the barrier at least three inches (3") below the top of the gate, and
 - b. The gate and barrier must have no opening greater than one-half inch (1/2") within eighteen inches (18") of the release mechanism.
4. Where a wall of a *dwelling* serves as part of the barrier, one of the following conditions shall be met:
 - a. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;
 - b. 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
5. 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:
 - a. The ladder or steps must be capable of being secured, locked or removed to prevent access, or

- b. The ladder or steps must be surrounded by a barrier which meets the requirements of the above.
- 6. When the ladder or steps are secured, locked or removed, any opening created must be protected by a barrier complying with items one (1) through four (4). 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.

Contractors are required to meet all Storm Water Pollution Plan (SWPP) requirements and maintain all SWPP measures throughout the project during all construction activities and any failure to comply with the approved SWPP standards will halt inspections until deficiencies are corrected and inspected for compliance. Any dirt/mud track offsite is required to be cleaned/swept immediately. Stabilized construction entrance and silt fencing required to be in place prior to commencing work.

Contractor Name

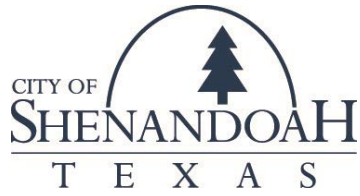
Date

Printed Name

Signature

Contact Number

Email Address



Gas Diagram Example

City of Shenandoah
29955 I-45 North
Shenandoah, Texas 77381
281-298-5522
www.shenandoahtx.us

HP- High Pressure

LP-Low Pressure

Maximum Developed Length 145'

Max BTU 664,000

< 2PSI

Polly Pipe

