



City of Laredo

Building Development Services



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BUILDING BULLETIN 2020-005

Date: August 27, 2020

To: Building Development Services Customers

From: Mr. Arturo Garcia, Building Development Services Director
Mr. Gerry Pinzon, PE, Building Official

Subject: Swimming Pool & Spa Guidance for Property owners and Pool Contractors

PURPOSE: The following guidance is provided to ensure the protection of the public health, safety and welfare by prescribing minimum standards for the design, construction or installation, repair or alterations of minimum pools, public or private, and equipment related thereto; requiring a permit and inspection. Effective May 19, 2007, all private swimming pools and spas must obtain a building permit from the City of Laredo Building Development Services (2008-O-057). A swimming pool is any structure intended for swimming, recreational bathing or wading that contains water over 24 inches deep. This includes in-ground, aboveground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

SCOPE: The information within this document is prepared by the City of Laredo Building Development Services, hereinafter referred to as the City. The intent of this document is to reasonably inform our citizens, designers, developers, contractors, and the general public of the codes and laws related to pool construction in effect within the City and also to communicate the rules, regulations, policies, and procedures developed by the City to enforce these laws for safe and code compliant residential pool construction.

This guidance applies to both in-ground pools and spas containing more than two (2) feet of water. This guide conforms to the ISPSC, Chapter 15 of the Code of Ordinances (Health and Sanitation, ARTICLE IX - SWIMMING POOLS).

CODES: This handout contains general information and guidance for designing and constructing a pool. The following Codes govern the design and construction of swimming pools in the City:

City of Laredo Ordinance 2008-O-057

https://library.municode.com/tx/laredo/codes/code_of_ordinances

2012 International Swimming Pools and Spa Code <https://up.codes/codes/texas>

2017 National Electrical Code [NEC], NFPA 70, including but not limited to Article 680, "Swimming Pools, Fountains, and Similar Installations." <https://up.codes/codes/texas>

2012 International Plumbing Code [IPC] <https://up.codes/codes/texas>

2012 International Fuel Gas Code [IFGC] <https://up.codes/codes/texas>

2012 International Mechanical Code [IMC] <https://up.codes/codes/texas>

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Building Code Requirements for Structural Concrete, ACI 318-05.

DESIGNING A POOL: City pool permits are required prior to disturbing any land for pool related construction. The City does not recommend specific swimming pool contractors. Please make sure that the pool contractor chosen is not only familiar with the City's ordinances, codes and requirements but also is registered with Building Development Services. For a list of registered pool contractors, please visit our webpage at www.cityoflaredo.com/building.

Residential pools and associated structures are also subject to modified setback restrictions. Setbacks are areas where no structures, including pools, can be located on a property, except as noted herein. Residential pools shall maintain a ten-foot (10') setback from the rear property lines, or at least five foot (5') from any electric wire in an easement. The side setbacks are three foot (3') on both sides. Please refer to the attached figure below for setback requirements. Associated structures, such as cabanas, bathhouses, equipment shelters, etc., must maintain a five-foot (5') setback from the principal building unless alternate sealed engineered plans are provided. The attached example figure on page 5 of this guide may be used to ensure proper setbacks are attained.

APPLYING FOR A SWIMMING POOL PERMIT: A fully completed swimming pool permit application is required. The application can be found by clicking the swimming pool permit application of the City's website or obtained at the Building Development Services office. The application may be emailed to bldgpermits@ci.laredo.tx.us together with the following documents (Section 15-137 of Article IX of the City of Laredo Code of Ordinances):

CHECKLIST

- One (1) set of complete drawings of electronic swimming pool or spa construction plans, USB or emailed to bldgpermits@ci.laredo.tx.us*
- Drawings must be drawn to scale, (one(1) equals to twenty (20) ft. dimensioned and with sufficient clarity*
- Drawings must be submitted with a complete electronic swimming pool/spa permit application form found on our webpage (www.cityoflaredo.com/building)*
- Site Plan/Plot Plan – a scaled diagram showing the buildings, utility easements, property lines, setbacks, orientation, position of roads, electrical fixtures and equipment, and other constructions of an existing or proposed project site, as prescribed in 2012 International Residential Code, Section R326 and International Swimming Pool & Spa Code. The attached example figure on page 5 of this guide may be used to ensure proper setbacks are attained.*
NOTE: *The plans must show the location of the equipment (pool pump and filter) and electrical outlet*
- Structural Engineer Plan – required, if building within five feet (5') from the foundation of the pool. The measurement shall be from the outside wall of the swimming pool to the foundation of the residence.*

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- Barrier Details – surrounding barrier should be at least sixty-inches (60) above grade measured on the side of the barrier that faces away from the swimming pool. The openings shall not allow a passage of a four (4)-inch diameter sphere (Section 15-144 of Article IX of the City of Laredo Code of Ordinances, 2012 IRC, Section 305 of the International Swimming Pool & Spa Code. **NOTE:** A door alert at all exit doors to the swimming pool area will also suffice.*

Electrical Permits – Shall only be issued to a master electrical contractor licensed with the State of Texas (2008-O-057)

FEES:

Swimming Pool & Spa permit fee	\$64.00
Swimming Pool & Spa Plan Check Fee	\$40.00

POOL INSPECTION PROCESS: The Building Official or his representative is authorized at any reasonable time during construction to make inspections of private swimming pools or spas to determine compliance (section 15-138 of Article IX of the City of Laredo Code of Ordinances and Section 106 International Swimming Pool & Spa (ISPSC).

REQUIRED INSPECTIONS: It is the responsibility of the pool contractor to coordinate all building inspections. Failure to conduct inspections will result in a citation and/or a stop work order. Inspections may be requested by the permit owner or contractor by either the Selectron system at (956) 791-1660 or via Click2Gov, which is our online system. Access to Click2Gov is via our webpage under online services. Permit number is required to schedule inspections.

Please do not schedule an inspection unless it is ready for the inspection. If the work is not ready for the inspection, the inspector will deny the inspection and will charge a re-inspection fee of fifty dollars (\$50).

There are four types of inspections required for a pool permit

- Pre-inspection: Ensures pool is located within the proper setbacks or away from utility easements. An 811-verification number will be required prior to inspection. This inspection is an automatic inspection that happens during the plan review process.
- Steel/Hydro/Bonding (Code 107) – This inspection must be requested by the permit holder.
 - Bonding: Ensures the rebar and all metallic parts and equipotential bonding plane (conductivity) are in compliance as prescribed in the Article 680 of the National Electrical Code and Section E4205 of the International Residential Code)
 - Piping hydro testing – Ensures the pipes are not leaking by maintaining 25 psi for 15 minutes(Section 311.9 of the International Swimming Pool & Spa Code).

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- Plumbing rough in: Inspects the plumbing pool pipes and, if any gas, inspection of the gas piping system.
- Electrical rough in: To inspect all the wiring is at least 5' from pool. (Article 680 of the National Electrical Code and Section E4205 of the International Residential Code)
- Electrical Final (Code 207)- Inspects the final worked performed by the Master Electrician. (Article 680 of the National Electrical Code and Section E4205 of the International Residential Code)
- Pool Final (Code 109) – This is the inspection that ensures all associated construction is complete and ready for use. The pool must be full of water and all equipment, lights, ladders, steps, and other pool appurtenances must be in place, connected, and operable as designed for a complete pool system ready for use. All proper barriers must be in place whether it be permanent fence, fence gates and/or entry warning alarms must be in place and operable. All life safety equipment must be in place.

In order to obtain a “**Letter of Swimming Pool Completion**”, all necessary inspections will need to inspected and approved.

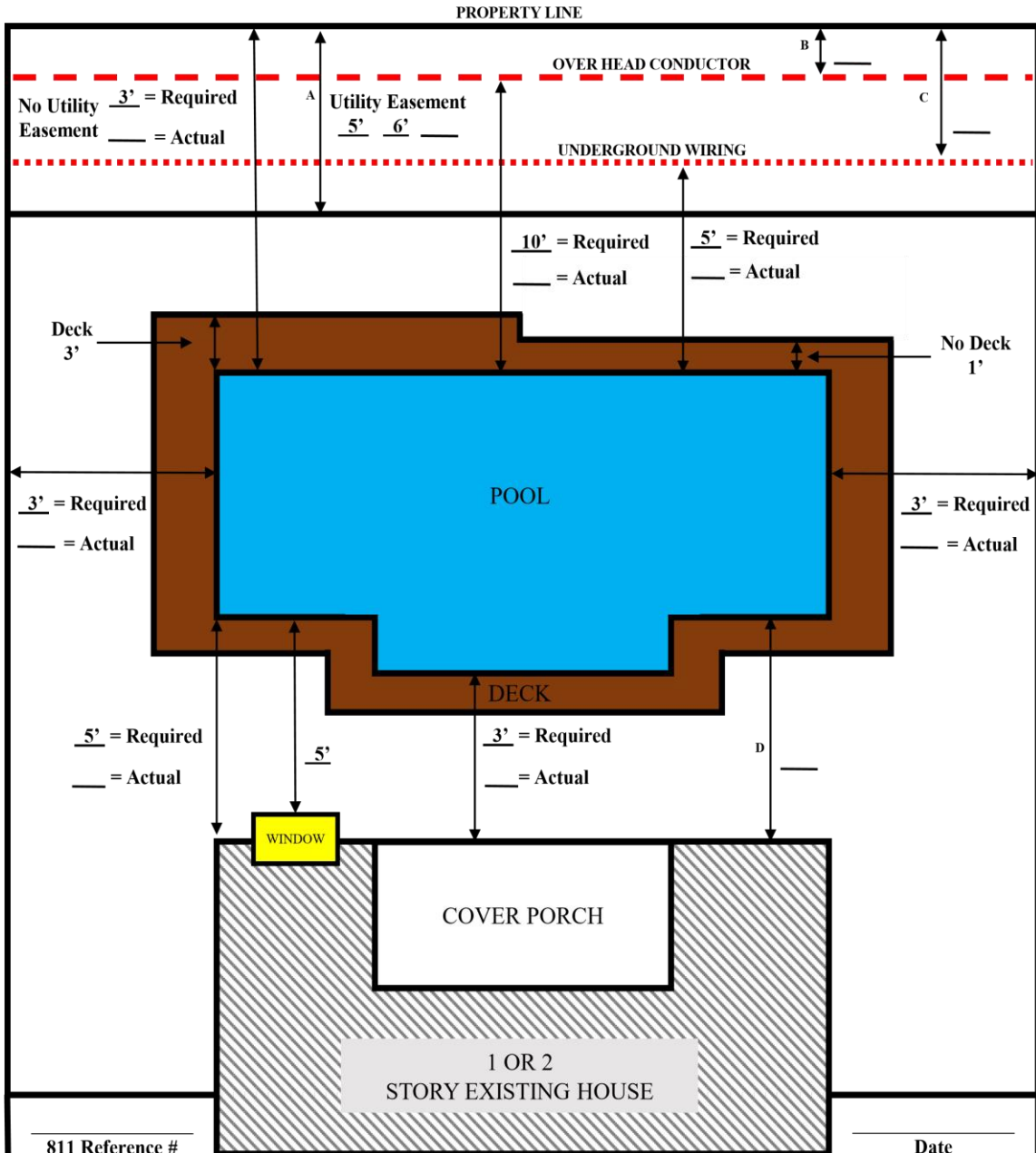
POOL CONTRACTORS REGISTRATION: According to Ordinance 2008-O-057, all swimming pool/spa contractors must be registered with the city to acquire permits. The following requirements are needed by the pool contractor to register with the City:

1. Must present proof of having five (5) years’ experience in the construction of swimming pools;
2. Must present proof of having passed swimming pool contractor examination;
3. Must present proof of being certified pool operators within one (1) year of the adoption of the article;
4. Must present proof of liability insurance of five hundred thousand dollars (\$500,000.00) with increments of two hundred fifty thousand dollars (\$250,000.00) for the next two (2) years until insurance of no less than one million dollars (\$1,000,000.00) is reached; and
5. Must be current with all city taxes. Annual registration fee will be fifty dollars (\$50.00). Only registered pool contractors will be eligible to get pool permits.

Help us enforce our Building Codes, report work without the required permits or licenses to: (956) 791-1632 or bldgpermits@ci.laredo.tx.us .

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Minimum Requirements to Build a Swimming Pool

Job Address _____

Contractor _____

Contractor Phone Number _____

^A Easement bigger than 6' distance is required on the blank line.

^B Distance from property line to the overhead conductor is required in the blank line.

^C Distance from property line to the underground wiring is required in the blank line.

^D Distance from the house to the water line; if smaller than 5' distance is required on the blank line and *requires an engineer's letter with seal.*

All easements must be shown on Site Plan.

Decking is prohibited in the utility easement.