Swimming Pool and Spa Permit Requirements

Drawing Submittals: Four (4) copies of the following drawings are required. Drawings must be drawn to scale, dimensioned and of sufficient clarity. Drawings must be submitted along with a completed permit application form.

Necessary Drawings: The following is a general outline of drawings necessary for plan review. Additional information may be requested if necessary.

1. Site plan must include all dimensions, (scale: 1" = 20' 0") including location of pool in reference to the property line and all building locations. All easements must be shown on site plan
2. Grading and drainage plan stamped by a Civil Engineer.
3. Pool plans must include all dimensions (scale 1/8 – 1'0")
4. Section through the pool structure must include all depth dimensions.
5. Equipment drawing diagrams must include dimensions in reference to property lines.
6. Submitted above ground and in-ground swimming pool plans must have the applicable electric company approval stamp.
7. All decking is required to be shown on the pool plans. Decking is prohibited un utility/electric easements.
8. Manufacturer's brochure or details of the pool are required for above ground pools.
9. All contractors are required to be registered with the Town of Argyle prior to the release of the pool permit.
10. A fence permit must be submitted at the same time as the pool permit.

Fees:

1. In-Ground Pool $625.00
2. Above Ground $150.00

Note:

1. Fences surrounding residential pools require separate permits which must be submitted with the pool permit.
2. Self-contained units without hardwiring do not require a registered electrician.
3. Pre-plaster inspection cannot be done unless the pool's barrier has been approved.
4. Where the fence is existing, it is the pool installer's responsibility to upgrade the pool barrier to comply with the minimum pool barrier requirements.
5. Where the pool and fence are existing and only the fence is being replaced, the fence has to comply with the minimum pool barrier requirements.
6. A relay timer is required on gates used for automobiles when the gate is part of the pool barrier. A beeper shall sound when the gate is closing, and be equipped with an automatic reverse feature. A manual means to override the mechanism of the gate is prohibited.
7. The permit holder is responsible for requesting and completing all required inspections.

It shall be the duty of the person doing the work authorized by a permit to call for inspections. Final inspection shall be made after the permitted work is completed.

Residential Swimming Pool Checklist

Address:_____ **Date Received:**_____

Permit Application with an original signature must be complete and submitted with the following information: _____

(4) Site Plans to include:

Legal Description (lot, block, subdivision) _____
Property lines and lot dimensions _____
Location of the perimeter pool fencing _____
Proposed location of pool and all existing buildings _____
All easements _____
Location of septic system including spray area _____
North area and scale _____
Stamped approval of utility company _____
Proposed pool enclosure _____
Equipment dimensions in reference to property lines _____

(4) Pool Design and Specifications _____
Must include all gas and electric devices, backflow prevention device, diving areas and size of diving board, ladders, depths of water, decking, and equipment drawings/diagrams. (Town of Argyle Code of ordinances, Article 3.11)

(1) Grading and drainage plan certified by a civil engineer _____

(4) Fence permits _____

(1) Letter from the alarm company or home owner with specifications _____
On window/door alerts or alarms if the home is part of the pool's boundary.

Contractor Registration required for Pool Contractor, Electrician, and Plumber.

A separate fence permit is required for all pool enclosures and must be submitted with at the same time as the pool permit.

Town of Argyle

(940) 464-7273
308 Denton Street
Argyle, Texas 76226

Residential Building Permit Application

Building Permit Number: _____ **Zoning:** _____ **Lot Platted:** Y / N

Project Address: _____ **Valuation:** _____

Lot: _____ **Block:** _____ **Subdivision:** _____

Project Description: NEW SFR ☐ SFR REMODEL/ADDITION ☐ SPECIFY OTHER: _____

PLUMBING ☐ MECHANICAL ☐ ELECTRICAL ☐

FENCE ☐ ACCESSORY BUILDING ☐ LAWN IRRIGATION ☐ SWIMMING POOL ☐

Description of Work: _____

Area Square Feet:

Living: _____ **Garage:** _____ **Covered Porch:** _____ **Total:** _____ **Number of stories:** _____

Owner Information: _____

Name: _____ **Contact Person:** _____

Address: _____

Phone Number: _____ **E-Mail:** _____ **Mobile Number:** _____

General Contractor	Contact Person	Phone Number	Contractor License Number
Mechanical Contractor	Contact Person	Phone Number	Contractor LIcense Number
Electrical Contractor	Contact Person	Phone Number	Contractor License Number
Plumber/Irrigator	Contact Person	Phone Number	Contractor LIcense Number

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. Separate permits are required for electrical, plumbing, and heating/air condition. All permits require final inspection.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ **Date:** _____

OFFICE USE ONLY:

Approved by:		**Date approved:**	

Fees below can be changed

Building Permit Fee: $ _____ Grading/Drainage Fee: $ _____ **Total Permit Fees:** $ _____

Plan Review Fee: $ _____ Sewer Tap Fee: $ _____ **Issued Date:** _____

Electrical Permit Fee: $ _____ Wastewater Impact Fee: $ _____ **Issued By:** _____

Mechanical Permit Fee: $ _____ Drive/Culvert Permit Fee: $ _____

Plumbing Permit Fee: $ _____ Septic Permit Fee: $ _____ **BV Project #** _____

Roadway Impact Fee: $ _____

Construction Hours: Monday - Friday, 7:00 a.m.to 6:00 p.m. and Saturday 7:00 a.m. to 5:00 p.m.
No Work allowed on Sundays. The Town of Argyle has a zero tolerance policy on construction hours.
First time violators will be cited.

Pool Construction Affidavit

For Excavation, Grading, Drainage and Fencing

Owner Name: _____ Date: _____

Address: _____ Phone: _____

Contractor: _____ Phone: _____

In submitting this Construction Affidavit, the undersigned contracotr or woner certifies that any dirt removed shall be disposed of at the following location: _____

_____

Note: If dirt is to be disposed of withing the Town of Argyle, written permission from the woner of the disposal site must be attached. The undersigned contractor and owner also certify that construction of a swimming pool at the dirst above address shall not alter or impede the drainage of such lot or cause drainage problems on any adjacent property.

The undersigned Contractor and Owner further certity that at all times during the construction, a temporary fence, at least four feet (4') in height and capable of securing the pool construction area from small children. Prior to receiving final inspectiuon a permanent fence shall be installed subject to all pool barrier requirements.

1. Fences surrounding residential pools require sepatate permits and are subject to special requirements.
2. Where the fence is existing, it is the pool installer's responsibility to upgrate the pool barrier to comply with the pool barrier requirements.
3. Where the pool and fence are existing and only the fence is being replaced, the fence must comply with the pool barrier requirements.
4. A realy times is required on gates used for automobiles when the gate is part of the pool barrier. A beeper shall sound when the gate is closing, and an automatic reverse function in place. A manual means to override the mechanism of the gate is prohibited.

_____ _____ _____

Pool Contractor (Please Print) Authorized Signature Date

Notary Seal:

Before me, on this _____ day of _____, _____, _____ personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and being by me, the first duely sworn upon the oath declared that the statements and capacity acted in are true and correct.

Notary Signature: _____ Date: _____

ARTICLE 3.11 SWIMMING POOLS

Sec. 3.11.001 Permit for residential and private swimming pools (in-ground construction)

(a) Application for permit shall be made at the town hall.

(b) No person shall begin construction of a private swimming pool or shall substantially alter or reconstruct any private swimming pool without first having submitted plans and specifications to the town for review and approval. All plans and specifications shall be submitted with three (3) copies as required. No permit to construct, alter, or renovate shall be issued until approval is granted by the building official. All drawings submitted shall be neatly and plainly executed and shall be legible.

(c) The application for a permit to construct or remodel a private swimming pool shall include normal plans as shall be required for the proper review of the plans.

(d) The swimming pool and facilities shall be built in accordance with the plans as approved unless approval of changes has been given by the building official.

(e) Permit fees are as provided for in the fee schedule found in appendix A of this code.

(2004 Code, sec. 3.501)

Sec. 3.11.002 Inspections

(a) Authority of building official. The building official is authorized to conduct such inspections as deemed necessary to insure compliance with all provisions of this article and shall have the right of entry, at any reasonable hour, to the swimming pool for this purpose.

(b) Required inspections.

(1) Reinforcing steel and ground inspection.

(2) Backwash through deep seal "P" trap inspection.

(3) Gas line to pool heater inspection.

(4) Deck steel and ground inspection.

(5) Pool final and permanent fence inspection.

(2004 Code, sec. 3.502)

Sec. 3.11.003 Structural design; dimensions

(a) Structural design.

(1) In-ground swimming pools shall be designed for hydrostatic and soil forces external to the pool.

(2) Sand and earth bottoms shall not be permitted as a finish for interior surfaces in a swimming pool.

(3) The pool and piping shall be so designed and constructed as to be winterized and protected from damage

from freezing.

(4) Pool shell reinforcing steel shall be a minimum of #3 bars on twelve-inch (12") center with a minimum of twelve-inch (12") overlap.

(b) Dimensional design.

(1) No limits are specified for the shape of swimming pools except that consideration shall be given to shape from the standpoint of safety and the recirculation of the swimming pool water.

(2) Water depths at the shallow end of the swimming area shall be three feet (3') minimum and four feet (4') maximum, except for special-purpose pools. More shallow depths may be used in the non-swimming area.

(3) All slopes shall be uniform.

(4) Pools on which diving equipment is prohibited shall not be limited in width, length, or depth of water, except as provided in subsection (2) above.

(2004 Code, sec. 3.503)

Sec. 3.11.004 Inlets and outlets

(a) All pools shall be provided with an outlet at the deepest point for recirculating and emptying the pool. The opening must be covered by a proper grating or other approved device.

(b) In pools with deep water at or near one end, multiple outlets shall be provided where the width of the pool is more than thirty feet (30'). In such cases, outlets shall be spaced not more than thirty feet (30') apart nor more than fifteen feet (15') from side walls.

(c) Adjustable and/or directional inlets for recirculating water shall be located to produce uniform circulation of water. Where water from the public system is added to the pool, cross-connections between the public system and the swimming pool water shall be eliminated by admitting water to the pool by means of an air gap connection or vacuum breaker.

(2004 Code, sec. 3.504)

Sec. 3.11.005 Skimmers

Skimmers shall be installed on private swimming pools. At least one skimming device shall be provided for each seven hundred fifty (750) square feet of surface area or fraction thereof. Where two (2) or more skimmers are required, they shall be so located as to minimize interference with each other and to insure proper skimming of the pool wall, shall develop sufficient velocity on the pool surface to induce floating oils and waste into the skimmer from the pool area, and shall meet the following general specifications:

(1) The piping and other pertinent components of skimmers shall be designed for a total capacity of at least eighty percent (80%) of the required filter flow of the recirculation system and shall have a flow-through rate of not less than twenty-seven (27) gallons per minute, three and seventy-five one-hundredths (3-75/100) gallons per minute per lineal inch of weir.

(2) The skimmer weir shall be automatically adjustable and shall operate freely with continuous actions to variations in water level over a range of at least four inches (4"). The weir shall operate at all flow variations described herein. The weir shall be of such buoyancy and design as to develop an effective velocity.

(3) An easily removable and cleanable basket or screen through which all overflow passes shall be provided to trap large solids.

(4) The skimmer shall be of sturdy, corrosion-resistant material.

(2004 Code, sec. 3.505)

Sec. 3.11.006 Recirculation system

(a) A recirculation system, consisting of pumps, piping, filters, and other accessory equipment, shall be provided which clarifies the pool volume of water with a turnover rate not exceeding twelve hours.

(b) All piping shall be designed to reduce friction losses to a minimum and to carry the required quantity of water at a maximum velocity not to exceed ten feet (10') per second. Piping shall be of nontoxic material, resistant to corrosion, and able to withstand operating pressures.

(c) The recirculation system shall include a strainer to prevent hair, lint, etc., from reaching the pump and filters. Strainers shall be corrosion-resistant with openings not more than three-sixteenths of an inch (3/16") in size, providing a free flow area at least four (4) times the area of the pump suction line, and shall be readily accessible for frequent cleaning.

(d) If vacuum cleaning is provided, it shall be an integral part of the recirculation system with sufficient connections located in the walls of the pool or surface skimmer.

(e) Pumps and motors shall be of adequate capacity to provide the required number of turnovers of pool water as specified in subsection (a) of this section, and whenever possible shall be so located as to eliminate the need for priming. The pump or pumps shall be capable of providing flow adequate for the backwashing of filters.

(f) Heaters. Gas-fired swimming pool heaters and swimming boilers shall comply with all applicable American Standard Approval Requirements, including AGA. Oil-burning equipment shall carry the corresponding seal of approval by the appropriate agencies.

(2004 Code, sec. 3.506)

Sec. 3.11.007 Filters

(a) The following requirements are equally applicable to either gravity or pressure filters.

(b) The filter system shall be designed with necessary valves and piping to permit:

(1) Filtering of the pool;

(2) Individual backwashing of filters to waste at a rate of not less than nine (9) gallons per minute per square foot of filter area;

(3) Complete drainage of all parts of the system;

(4) The overall layout shall permit necessary maintenance, operation, and inspection in a convenient manner.

(2004 Code, sec. 3.507)

Sec. 3.11.008 Ladders, recessed treads, and stairs

(a) Recessed steps or ladders may be provided at the deep portion of the pool. Walk-in or recessed steps with grab rails or ladders may be provided in the pool and shall be of non-slide design and/or corrosion-resistant materials. A minimum of one (1) ladder or recessed steps with grab rail or walk-in steps (stairway) shall be provided except where the diving area has width in excess of thirty feet (30') at any point, and then there shall be a minimum of two (2) or a combination of the

above. Handrails are recommended for walk-in steps.

(b) Supports, platforms, and steps for diving boards shall be of substantial construction and of sufficient structural strength to safely carry the maximum anticipated loads. Steps shall be of corrosion-resistant material, easily cleanable, and of non-slip design.

(2004 Code, sec. 3.508)

Sec. 3.11.009 Diving boards and diving areas

(a) No diving boards shall be installed at a swimming pool unless the following minimum depths of water and distance can be provided:

Height of Board Above Water	Minimum Depth of Water at End Board	Minimum Overhang From End of Pool	Minimum Width to Center of Board
Less than 18"	8'0"	2'0"	5'0"
More than 18" but not more than 39.37" (1 meter)	8'6"	2'0"	5'6"
More than 1 meter but not more than 3 meters	10'0"	3'0"	7'0"

(b) At least ten feet (10') of free and unobstructed head room shall be provided above diving boards.

(2004 Code, sec. 3.509)

Sec. 3.11.010 National Sanitation Foundation standards

With the approval and support of the National Swimming Pool Institute and with the acceptance by the Joint Committee on Swimming Pools of the American Public Health Association, and in cooperation with the United States Public Health Service, the National Sanitation Foundation has prepared standards relating to variations to these NSF standards, except for chemicals or chemical treatment, based on performance. Therefore, these variations shall be acceptable under this article, and such items bearing the NSF seal of approval and properly listed shall be duly approved in view of this acceptable procedure, and other standards equal or equivalent to such NSF standards will be acceptable. (2004 Code, sec. 3.510)

Sec. 3.11.011 Enclosure

(a) All private swimming pools shall after the passage of this article be fenced in a manner to reasonably deter access to such pool from adjoining or adjacent property, and such fencing shall be no less than four feet (4') in height from ground level and completely enclose the swimming pool. An existing structure, such as a house or accessory building, may be used as part of the enclosure if at least four feet (4') in height. (Ordinance 2004-08, sec. I, adopted 6/22/04)

(b) Commercial pools shall be fenced in a manner to reasonably deter access and such fence shall be no less than six feet (6') in height from ground level and completely enclose the swimming pool.

(c) No fence or enclosing structure shall be used if stairstepped or staggered as to invite climbing, or which does not reasonably deter climbing by children under age twelve (12).

(2004 Code, sec. 3.511)

State law reference–Swimming pool enclosures, V.T.C.A., Local Government Code, sec. 214.101 et seq.

Sec. 3.11.012 Lighting, electrical and plumbing requirements

(a) Lighting and electrical requirements shall comply with article 680 of the National Electrical Code.

(b) Plumbing shall comply with the town plumbing code.

(2004 Code, sec. 3.512)

Sec. 3.11.013 Board of appeals (commercial)

In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of this article, the building code board of adjustment is hereby authorized to hear all appeals from decision and finds, in writing, to the building official with a duplicate copy to the applicant [sic]. Commercial pools will meet with the same restrictions and shall be fenced as residential pools. (2004 Code, sec. 3.513)

SECTION 14.2.93 Drainage

A. GENERAL

1. The Planning and Zoning Commission shall not recommend for approval any plat of a subdivision which does not make adequate provisions for storm or floodwater runoff channels or basins. Drainage provision shall ensure the health and safety of the public and the property in times of flood.

2. Development shall not increase the peak flow discharge or velocities over natural conditions, particularly to adjacent and downstream properties. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point.

3. The applicant may be required by the Planning and Zoning Commission to carry away by pipe or open ditch any spring or surface water that exists previous to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in the perpetual unobstructed drainage easements of appropriate width, and shall be constructed in accordance with the construction standards and specifications of the Town of Argyle.

4. Storm drainage facilities shall be designed in accordance with the most current City of Denton Drainage Design Criteria, as amended, unless otherwise specified herein. Approval of storm drain facilities necessary and construction requirements shall be the responsibility of the Town Engineer. Where there is a question as to the justification of size of the facility required, the question will be resolved in favor of additional drainage capacity.

5. Coordination with the comprehensive master drainage plan (when available) is required. The developer shall provide those drainage improvements which traverse or abut the proposed subdivision, where specified in the Comprehensive Plan. All cost for such improvements shall be paid by the developer, except where the Town Engineer shall determine that the improvements benefit other citizens more than that of the proposed subdivision and shall determine the equitable Town participation in such improvements. Such Town participation, or any appeal of such requirements, shall be approved by the Town Council.

6. Upon approval by the Town Council, drainage facilities shall be provided and constructed by the developer in accordance with the most current City of Denton Drainage Design Criteria, as amended, and the Standard Specifications for Public Works Construction and the following basic requirements:

a. All drainage improvements shall be designed to an acceptable outfall as approved by the Town Engineer.

b. This open channel shall be at the rear of residential lots. In the event it is necessary to locate the drainage facility adjacent to and parallel to a street it shall be a closed conduit even though pipe sizes larger than 60 inches are required.

c. A permanent fence meeting the requirements of the Town shall be constructed along the top of any channel exceeding three feet (3') in depth to enclose the area where it is adjacent to residential lots and also in other cases, where it is deemed necessary to restrict access to the channel.

d. All drainage facilities shall be constructed on public right-of-way or easements dedicated for the purpose. Drainage easements shall be of a sufficient size to permit access for maintenance of the drainage facility. The easement shall be designed to facilitate maintenance access to the drainage channel by Town crews and equipment. Additional easements shall be required at any access points and the access points shall be designed to restrict access by unauthorized personnel. An access point will typically be required

at every intersection of the drainage easement with street right-of-way.

e. When a drainage ditch or storm drain pipe, culvert or bridge is proposed, calculations shall be submitted showing basis for design.

f. When a drainage channel, storm drain pipe, culvert or bridge is proposed, completed plans, profiles and specifications shall be submitted, showing complete construction details and detailed cost estimate.

g. Detention/Retention ponds: Retention (maintains a permanent pool elevation) and detention (no permanent pool storage) shall be constructed only with the approval of the Town. The design of such facilities shall be in accordance with the most current City of Denton Drainage Design Criteria, as amended. Retention/detention ponds shall be encompassed by an easement. The facility will remain the maintenance responsibility of the owner/developer, unless otherwise accepted by the Town. Acceptance by the Town will be contingent upon the facility being a part of a dedicated park or other such property which meets with the Town's approval. Utilization of detention/retention ponds and dispersion areas and preservation of major floodplains, etc., shall be strongly encouraged and may be required if a proposed drainage improvement is found to create actual or potential upstream, adjacent or downstream property damage due to the creation of excessive flood velocities or heights.

h. The owner or developer of property to be developed shall be responsible for all storm drainage flowing on his property. This responsibility includes the drainage directed to that property by ultimate development as well as drainage naturally flowing through the property by reason of topography.

i. The subdivider shall pay for the cost of all drainage improvements required for the development of the subdivision, including any necessary off-site channels or storm sewers and acquisition of the required easements.

j. Where it is anticipated that additional runoff incidental to the development of the subdivision will overload an existing downstream drainage facility, whether natural or manmade, the Planning and Zoning Commission may withhold approval of the subdivision until appropriate provision has been made to accommodate the problem, and plans shall be provided which include all necessary off-site improvements including storm sewer systems, channel grading, driveway adjustments, culvert improvements, etc.

k. The developer must show that the proposed pipe system to handle the flow from his development would not function properly without substantial downstream improvements.

7. Off-Site Drainage

a. Adequate consideration shall be given by the owner or developer of the development of property to determine how the discharge leaving the proposed development will affect adjacent and downstream property.

b. A drainage study shall be performed to determine the impact of any increase in flow leaving the property and its effects on downstream property. If detention/retention is proposed for the development, the drainage study should consider any impact upon adjacent and downstream property for the drainage discharge.

c. On lots or tracts of three (3) acres or more where storm water runoff has been collected or concentrated, it shall not be permitted to drain onto adjacent property except in existing creeks, channels, or storm sewers unless propel [proper] drainage easements or notarized letters of permission from the affected property owners are provided.

8. Drainage Modification Permit

a. No land shall be modified within the 100-year flood drainage way until the applicant has obtained the approval of FEMA for the proposed modification and a drainage modification permit is issued by the Town Secretary upon being provided proof of the approval of FEMA (including but not limited to (CLOMR) and (LLOMR)).

b. Any drainage modification which has satisfied paragraph a) above must be approved by the Planning and Zoning Commission after notification of adjacent property owners, unless the drainageway modification does not carry runoff from upstream properties and does not change the downstream concentration point. These modifications must be approved by the Town Secretary or designee upon the direction of the Town Engineer.

c. Any decision by the Town's engineer can be referred to the Planning and Zoning Commission by either the Town's engineer or the applicant for final determination. Upon such referral all adjacent property owners will be notified of the hearing at least ten (10) days prior to the scheduled Planning and Zoning Commission meeting.

9. Engineered Grading Plan for Swimming Pools, Stock Tanks and Ponds

a. An engineered grading plan is required for all permits for swimming pools demonstrating that all improvements associated with the swimming pool construction complies with all drainage requirements in this section and does not adversely affect drainage patterns on the lot or any adjacent properties.

b. An engineered grading plan is required for stock tanks and ponds if, after preliminary review by the Town Engineer, it is determined that there is a risk/possibility that the stock tank or pond may adversely affect drainage patterns on the lot or any adjacent properties. If a plan is required for a stock tank or pond, such plan shall meet the same standards as a plan for swimming pools.

(Ordinance 2010-19, sec. 3, adopted 12/14/10)