Residential – Pool / Spa

INSPECTIONS

The following is intended as a general inspection guide and may not include all inspections or reports needed to show compliance with a specific project or design. All work shall comply with all applicable adopted codes and ordinances including but not limited to the **ISPSC and UDC.**

Information and Inspections can be obtained and requested online via the CSS Portal:
https://www.gptx.org/Departments/Building-Inspections/Residential-Information/Residential-Pool-Spa

It shall be the responsibility of the permit holder to request the appropriate inspection or provide the required documents as needed.

Inspection Documents –

1. **Form Board Survey Upload –**
    a. This is a Pre or Post Excavation Form Board/stakeout Survey (by licensed Surveyor) is required to ensure pool is placed in an approved location. (Pool must be placed in compliance with zoning ordinances and is not allowed in easements, within 3' of main structure and if placed 3' to 6' an engineer's design letter is required.
2. **Final "Precise" Grade Survey Upload –**
    a. A precise grade certificate for drainage is required to show the installation of the pool has not adversely affected the drainage of the lot, neighboring property, and reflects drainage away from structure and pool.
3. **Miscellaneous Other Docs upload** –
    a. Other documents as needed such as but not limited to:
        i. Pool Barrier Requirements (pdf) When required to show proof of alarms on doors and/or windows, Engineer's letter when within 6' to main structure

Inspections

1) **Pool Steel –** (Typical for in-ground Gunite/concrete pools) Requested after "Form Board" survey is uploaded/submitted, pool has been excavated, and re-enforcement has been placed per design.
    - ✓ Pool layout and design per plan
    - ✓ Pool Rebar reinforcement placement and spacing per plan
    - ✓ Pool Structural Elements per plan

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BUILDING INSPECTIONS

2) **Pool Deck –** Requested after the pool deck area has been excavated, compacted and steel has been placed as designed.
    - ✓ Formboard layout and design per plan
    - ✓ Reinforcement placement and spacing per plan
    - ✓ Embedded items (Sleeves, conduits, drains, anchor bolts, fixtures, etc.)

3) **Pool Bond (Elec) –** Requested at time of Pool Steel and Pool Deck inspection (2021 IRC, 2023 NEC)
    - ✓ Equipotential Bonding Grid
    - ✓ Connection to Pool steel reinforcement
    - ✓ Equipment (pump, heater, lights, etc.)
4) **Electric Underground –** (2021 IRC, 2023 NEC) Requested prior to backfilling, to check compliance of
    - ✓ Location, depth and clearances
    - ✓ Conduit and wiring
    - ✓ Bonding and grounding
5) **P-Trap – "Optional"** if applicable - Inspection request when **r**equired for pool to discharge or drainage of pools to sanitary system (2021 IPC, IRC, ISPSC)
    - ✓ Location, material and pipe size
6) **Pool Barrier (Fence) –** (2021 ISPSC Sec. 305) If fence is not existing a separate permit may be required for new fence.
    - ✓ Fence, height and clearances
    - ✓ Doors, Gates, Windows
    - ✓ General compliance
7) **Pool Final - (**2021 ISPSC, IPC, IRC, 2023 NEC) - Requested when pool project is completed to close out project. Verify completion, including but not limited to:
    - ✓ Pool construction and site are complete
        - (a) Pool, deck, and finishes, matches plans and permit
        - (b) Pool is filled and operational
        - (c) Site is clean, free from hazards, final grade, sod or seed as req'd
        - (d) Drainage – storm water and surface (grade) slopes <u>away</u> from building and pool. If questionable a drainage survey may be needed to ensure storm drainage was not adversely affected by installation of pool.
    - ✓ Equipment and Systems
        - (e) Pump, filter, heater and lights (if applicable), bonding, GFCI
    - ✓ Safety & Code compliance

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(f) Barriers, gates and safety devices (anti-entrapment) are installed and functional

(g) Drain covers, handrails, ladders, and other safety features as applicable,

✓ General – Compliance

(h) Any miscellaneous compliance concerns specific to pool installation

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