

# New Swimming Pool

Packet

2022



City of Piney Point Village  
Texas



# New Pool Permit

**\*\* All Forms Listed Must Be Completed Fully.**

1. Pre-Consulting Meeting Required (by appointment only)
2. Copy of Survey
3. Permit Application for Pool
4. Permit Application for Decking (must be submitted, even if done by a third party)
5. Area Calculation Form
6. Home Owner Affidavit Form
7. Must have Home Owner Association Approval (if applicable)
8. Person Responsible for Job Site Form
9. City of Piney Point Village Authorized Work Hours Form
10. Electrical Load Analysis (for Pool Electrical Load)
11. Memorial Village Water Authority Approval (for New Pool)
12. Tree Disposition Application Form Required (if trees are to be removed, must comply with the tree ordinance; if no trees are to be removed, then state that on the tree disposition application)
13. Friendly Neighbor Letters (to all residents within 200 feet of the property) Letters must be signed and envelopes must remain unsealed and stamped. The City will mail the letters once the pool permit has been approved by the plan examiner.
14. (4) Sets of Drainage Plans (if applicable)
15. Please Allow Up to Two to Three Weeks for Plan Review (tree, pool, and drainage)
16. Pre-Meetings are currently being held through Zoom. Ask me how.
17. All plan submittals are to be **dropped-off** to the city.
18. If Drainage is Required Per Your Scope of Work, All Drainage Plans are to be submitted electronically to Annette Arriaga at [bldgofficial@pineypt.org](mailto:bldgofficial@pineypt.org)

## Pool Plan Requirements

19. Submit two sets of pool plans
20. Show all pool setbacks (front, sides, and rear)
21. Copy of pool contract (may be required)
22. All pool specification and plan details. (Ex. Pool steps and pool depth details)
23. Show all pool clean outs, pool filters, and backwash locations.
24. Show backwash to the sanitary sewer.
25. Show P-Trap and vacuum breaker.
26. Show gas lines and pool heater locations.
27. Must provide the electrical load analysis details (existing house and add new pool)
28. Show 360 electrical ground wires around the pool decking.
29. Must supply Energy Code Compliance for pool and pool equipment.
30. Must show all backyard doors and door alarms locations and alarm height details.
31. Must have engineer stamp the pool steel detail. Specify spacing on the re-bar.
32. All existing fencing must comply with current fence latch requirements.
33. If new fencing is being installed, then all fencing must meet the building pool barrier requirements. (Separate fencing is required for new fencing)
34. Water features outside the pool area will be required to be permitted separately.
35. Decking must show length, width, thickness and material type. (Decking is permitted separately)
36. Show and measure out the rear 1/3 of the lot.
37. Show access to the back of the property. This information is useful for the City Forester when reviewing your tree application.
38. If required, Tree Protection Fencing and Tree Signage may be required.

## Required Notes on Plans

1. Any grass within the City's right-of-way which is damaged during construction shall be replaced with St. Augustine grass.
2. Any damage to existing roads, driveways, sidewalks or other appurtenances within the City's right-of-way shall be saw-cut, removed and replaced with material at least equal to that which is damaged.
3. All replacements shall be performed to City standards and will require a building permit issued prior to starting work.
4. During the pool construction process, the contractor shall maintain proper drainage to assure that no water flows onto adjacent properties.
5. All accessory structures, decking fire pits and water features are permitted separately.

6. All area calculations include all of the improvements for this project.
7. Temporary Tree Protection must remain up at all times until the completion of the project unless City Forester approval.
8. If additional trees are to be removed, a revised tree disposition plan is required.
9. All drainage must be installed as per the city approved drainage plans.
10. All drainage must be properly inspected by the city.
11. Any and all revisions to the pool plans must have city approval prior to making any field changes.
12. All pool projects must be maintained at all times.

### **Helpful Notes**

- All forms must be complete before submitting plans to the city.
- Temporary and permanent drainage is required for all new pools.
- A document box is required and a pool permit must be posted at all times.
- Summer time is the busiest time of the year, so planning ahead is ideal,
- All electrical and plumbing permits are pulled separately.
- Pool plans must meet and comply with all of the applicable codes.
- A Temporary Tree Protection Fencing inspection and drainage approval is required prior to issuance of a pool permit.
- The City does not allow black bottom pools.
- All pools must comply with the energy conservation codes and regulations.
- New pool barrier/fencing permits can be submitted along with your pool and decking permit, as well as any extra pool features, so that all applicable permits can be issued at the same time.
- Permit applications have to be completed for each separate project.

### **Plan Examiners**

- Annette Arriaga
- Jason Bienek
- Cary Moran



**Building, Planning & Development Department**  
**PERMITS AND INSPECTIONS DIVISION**  
7676 Woodway Dr, Suite 300  
Houston, Texas 77063  
Phone: (713) 782-1757 / Fax: (713) 782-3178  
bldgofficial@pineypt.org

## **PERMIT APPLICATION REQUEST**

**(ALL INFORMATION IS REQUIRED)**

### **PROPERTY OWNER INFORMATION**

DATE: \_\_\_\_\_  
SITE ADDRESS: \_\_\_\_\_  
LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_  
PROPERTY OWNER: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_ MOBIL: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

### **CONTRACTOR INFORMATION**

CONTRACTOR COMPANY NAME: \_\_\_\_\_  
CONTACT NAME: \_\_\_\_\_ STATE LICENSE# \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_ MOBIL: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**TOTAL COST OF IMPROVEMENTS:** \$ \_\_\_\_\_

### **TYPE OF PERMIT**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> ACCESSORY STRUCTURE | <input type="checkbox"/> ELECTRICAL           | <input type="checkbox"/> NEW SINGLE FAMILY        |
| <input type="checkbox"/> ADDITION            | <input type="checkbox"/> FENCE                | <input type="checkbox"/> PLUMBING                 |
| <input type="checkbox"/> DECKING             | <input type="checkbox"/> FIRE SPRINKLER       | <input type="checkbox"/> REMODEL                  |
| <input type="checkbox"/> DEMOLITION          | <input type="checkbox"/> GENERATOR            | <input type="checkbox"/> ROOF                     |
| <input type="checkbox"/> DRAINAGE            | <input type="checkbox"/> HVAC                 | <input checked="" type="checkbox"/> SWIMMING POOL |
| <input type="checkbox"/> DRIVEWAY/FLATWORK   | <input type="checkbox"/> IRRIGATION SPRINKLER | <input type="checkbox"/> OTHER                    |

IF OTHER, PLEASE SPECIFY: \_\_\_\_\_

**JOB DESCRIPTION / DETAILED SCOPE OF WORK**

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**(Job description and detailed scope of work is required.)**

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SIGNATURE OF APPLICANT

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PRINT NAME OF APPLICANT

**(Signatures are required for all applications.)**

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SIGNATURE OF HOMEOWNER

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PRINT NAME OF HOMEOWNER

**(Homeowner signatures are required for all new single-family homes, additions, and renovations.)**

THE UNDERSIGNED, IN ACCORDANCE WITH PROVISIONS OF THE BUILDING AND ZONING ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, HEREBY APPLIES FOR THE PERMIT DESCRIBED HEREIN. APPLICANT HEREBY CERTIFIES THAT ALL PROVISIONS OF THE BUILDING LAWS AND ORDINANCES WILL BE COMPLIED WITH AND THAT ALL STATEMENTS MADE HEREIN ARE TRUE AND CORRECT.

**NOTE:** No use of any building is permitted without a Certificate of Occupancy, including the storage of any items. Use of building prior to issuance of a Certificate of Occupancy will require the gas and electric to be terminated. Not to exclude other penalties. The City of Piney Point Village has the right to include the current resident/home owner in every aspect of the building permitting process.





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PROPERTY OWNER: \_\_\_\_\_  
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PHONE NUMBER: \_\_\_\_\_ MOBIL: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

### CONTRACTOR INFORMATION

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CONTACT NAME: \_\_\_\_\_ STATE LICENSE# \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_ MOBIL: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**TOTAL COST OF IMPROVEMENTS:** \$ \_\_\_\_\_

### TYPE OF PERMIT

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> ACCESSORY STRUCTURE | <input type="checkbox"/> ELECTRICAL           | <input type="checkbox"/> NEW SINGLE FAMILY |
| <input type="checkbox"/> ADDITION            | <input type="checkbox"/> FENCE                | <input type="checkbox"/> PLUMBING          |
| <input type="checkbox"/> DECKING             | <input type="checkbox"/> FIRE SPRINKLER       | <input type="checkbox"/> REMODEL           |
| <input type="checkbox"/> DEMOLITION          | <input type="checkbox"/> GENERATOR            | <input type="checkbox"/> ROOF              |
| <input type="checkbox"/> DRAINAGE            | <input type="checkbox"/> HVAC                 | <input type="checkbox"/> SWIMMING POOL     |
| <input type="checkbox"/> DRIVEWAY/FLATWORK   | <input type="checkbox"/> IRRIGATION SPRINKLER | <input checked="" type="checkbox"/> OTHER  |

IF OTHER, PLEASE SPECIFY: Pool Decking

**JOB DESCRIPTION / DETAILED SCOPE OF WORK**

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**(Job description and detailed scope of work is required.)**

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SIGNATURE OF APPLICANT

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PRINT NAME OF APPLICANT

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PRINT NAME OF HOMEOWNER

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# Area Calculations Form

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Type of Permit: \_\_\_\_\_

Area of Lot: \_\_\_\_\_ Square Footage: \_\_\_\_\_

## Lot Coverage Calculations

	Existing Area	Proposed Area	Total Area
Main Structure (Total Covered Area)			
Accessory Structure			
Driveways, Walkways & Sidewalks			
Pool and Pool Decking			
<b>Total Lot Coverage</b>			

Percent of Lot Coverage by Main Structure:

Area of Main Structure/ (divided by)	Area of Lot =	30% Max Coverage

Percent of Lot Coverage by Main Structure:

Total Lot Coverage/ (divided by)	Area of Lot =	50% Max. Coverage

Reference, City of Piney Point Code of Ordinances, Chapter 74- Section, 244. Regulations. (g)

The undersigned, in accordance with the provisions of the Zoning Ordinance of the City of Piney Point Village, hereby certifies that all statements made herein are true and correct.

**Signature of Property Owner and/or Applicant:** \_\_\_\_\_

**Name of Company:** \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LOAD ANALYSIS: OPTIONAL CALCULATION

1 NO. 1	LOAD DESCRIPTION	1 VOLT-AMPERES
_____	GENERAL LIGHTING	SQ. FT. X 3VA = _____ VA
_____	SMALL APPLIANCE CKTS: @ 1500 VA EA	= _____ VA
_____	LAUNDRY CKTS: @ 1500 VA EA	= _____ VA
_____	IRONING BOARD CKT: @ 1440 VA	= _____ VA
_____	DRYER: 240V, 5KW	= _____ VA
_____	RANGE: 240V, 11 KW	= _____ VA
_____	COOKTOP: 240V, 6.7 KW	= _____ VA
_____	DOUBLE OVEN: 240V, 10.2 KW	= _____ VA
_____	SINGLE OVEN: 240V, 7 KW	= _____ VA
_____	MICROWAVE: @ 1500 VA	= _____ VA
_____	DISPOSAL: 120V, 1176 VA	= _____ VA
_____	DISHWASHER: 120 V, 1500 VA	= _____ VA
_____	TRASH COMPACTOR: 120V, 864 VA	= _____ VA
_____	VENT HOOD: 120V, 480 VA	= _____ VA
_____	READY HOT: 120V, 1500 VA	= _____ VA
_____	WARMING DRAWER: 120V, 750 VA	= _____ VA
_____	ICEMAKER: 120V, 528 VA	= _____ VA
_____	REFRIG/FREEZER: 120V, 1320 VA	= _____ VA
_____	BAR REFRIG: 120V 528 VA	= _____ VA
_____	WHIRLPOOL: 120V, 1656 VA	= _____ VA
_____	CEILING FAN: 120V, 336 VA	= _____ VA
_____	VENT FAN: 120V, 96 VA	= _____ VA
_____	VENT FAN/LIGHT: 120V, 180 VA	= _____ VA
_____	VENT FAN/HEAT: 120V, 1540 VA	= _____ VA
_____	VENT FAN/HEAT/LIGHT: 120V, 1640 VA	= _____ VA
_____	ATTIC VENT FANS: 120V, 528 VA	= _____ VA
_____	GARAGE DOOR OPENERS: 120V, 864 VA	= _____ VA
_____	GATE OPENERS: 120V, 1176 VA	= _____ VA
_____	ELEVATOR: 240V, 4080 VA	= _____ VA
_____	DUMB-WAITER: 120V, 864 VA	= _____ VA
_____	OUTSIDE LTG CKTS. 20 A @ 1920VA/15A @ 1440VA	= _____ VA
_____	POOL MOTOR: HP, V, A	= _____ VA
_____	POOL MOTOR: HP, V, A	= _____ VA
_____	POOL MOTOR: HP, V, A	= _____ VA
_____	POOL LIGHTS: 120V, 500W / 100 W	= _____ VA

_____	WATER HEATER: 240V, 5.5 KW / 4.5 KW	=	_____	VA
_____	MISC: _____	=	_____	VA
_____	MISC. _____	=	_____	VA
	"OTHER LOAD" TOTAL	=	_____	VA
	"OTHER LOAD" DEMAND <u>10,000</u> VA @ 100% (1)	=	<u>10,000</u>	VA
	REMAINDER OF LOAD _____ VA @ 40% (2)	=	_____	VA
	ADD LINES (1) AND (2)                      TOTAL DEMAND	=	_____	VA

ENVIRONMENTAL LOAD

HEATING: (OMIT IF SMALLER THAN AIR CONDITIONING LOAD)

_____	UNIT: 240V,	KW	@ 65%	=	_____	VA
_____	UNIT: 240V,	KW	@ 65%	=	_____	VA
_____	UNIT: 240V,	KW	@ 65%	=	_____	VA
_____	UNIT: 240V,	KW	@ 65%	=	_____	VA
_____	UNIT: 240V,	KW	@ 65%	=	_____	VA

AIR CONDITIONING:(OMIT IF SMALLER THAN HEATING LOAD)

_____	UNIT:	TON, 240V,	A @ 100%	=	_____	VA
_____	UNIT:	TON, 240V,	A @ 100%	=	_____	VA
_____	UNIT:	TON, 240V,	A @ 100%	=	_____	VA
_____	UNIT:	TON, 240V,	A @ 100%	=	_____	VA
_____	UNIT:	TON, 240V,	A @ 100%	=	_____	VA

AIR HANDLER MOTORS:

_____	MOTOR:	HP,	V,	A	=	_____	VA
_____	MOTOR:	HP,	V,	A	=	_____	VA
_____	MOTOR:	HP,	V,	A	=	_____	VA
_____	MOTOR:	HP,	V,	A	=	_____	VA
_____	MOTOR:	HP,	V,	A	=	_____	VA

TOTAL VOLT - AMPERE LOAD = \_\_\_\_\_ VA

SERVICE AMPERE LOAD

I = \_\_\_\_\_ VA = . \_\_\_\_\_ AMPERES

240V



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**Important Contractor**  
**Notification & Acknowledgement**  
**NO WORK ON SUNDAYS**

**Sec. 10-1. - Time limitations on building activities.**

(a) It shall be unlawful for any person to cause, permit or perform any construction, renovation, alteration, repair or demolition of any building or structure, or any excavation related thereto ("building activities"), within the city, except between the hours of 7:00 a.m. and 7:00 p.m. on Mondays through Fridays, and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays. All building activities are strictly prohibited on Sundays and Holidays. Holidays shall include Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and New Years Day.

(b) The provisions of subsection (a) shall not apply to any construction, renovation, alteration, repair, demolition or related excavation which is conducted by a governmental entity, or for which a city permit is not required.

(c) The city building official is hereby authorized and directed to issue stop work orders as are necessary to assure compliance with the provisions of this section.

(d) Any person who shall violate any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined as prescribed in section 1-11.

(Ord. No. [20.02.24.B](#), § 1, 2-24-20)

**Cross reference**— Environment, [ch. 26](#).

**Sec. 10-6. - Penalty for violation of chapter.**

Any person who shall violate or cause to be violated any provision of this chapter, including a provision of a code adopted by this chapter, or who shall fail to comply with any of the requirements of this chapter or any code adopted by this chapter, shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished as provided in [section 1-11](#) of the City Code. Each such person shall be deemed guilty of a separate offense for each violation and for each day during which any violation is committed or continued.

(Ord. No. [20.02.24.B](#), § 1, 2-24-20)

I have read all of the contractor work hours for the City of Piney Point Village and acknowledge the required work hours and violations. I am aware that no work shall be performed on Sundays for projects that are currently under construction.

Date: \_\_\_\_\_

Print Name of Applicant: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Project Address: \_\_\_\_\_

Project Type: \_\_\_\_\_



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**Builder Responsible for Construction Correspondence**

Date: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Property Address: \_\_\_\_\_

**Responsible Party**

Name & Title: \_\_\_\_\_  
First Last Title (Ex: Superintendent)

Contact Phone Numbers: \_\_\_\_\_  
Cell Phone Home

E-Mail: \_\_\_\_\_

**Alternate Contact**

Name & Title: \_\_\_\_\_  
First Last Title (Ex: Superintendent)

Contact Phone Numbers: \_\_\_\_\_  
Cell Phone Home

E-Mail: \_\_\_\_\_

Estimated Build-Out Time: \_\_\_\_\_

If any of this information changes or you are no longer in charge of the property as indicated above, please contact the city to inform of the update and/or change. The City of Piney Point Village can contact the current owner of the property, for example the property owner, to discuss any construction activity while the building is still under a permit and all final inspections have not been finalized with the city. All contact information will be passed on to the city's Code Enforcement Department, 832-849-8446.

*Annette R. Arriaga*  
Building Official



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**New Construction Permits**  
**Tree Disposition Plan**

Date: \_\_\_\_\_

Project Address: \_\_\_\_\_

SQ FT of Property: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Owner: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

The following items must be attached:

- Trees Removed YES \_\_\_\_\_ NO \_\_\_\_\_
- Tree Survey (signed by a Certified Forester)
  - Specie, Trees 3" > DBH
  - Narrative/Report on Trees  
(i.e. removals, replacements, treatments)
- Proposed Site Plan

Project (Please circle one of the following)

New Single Family Dwelling      Remodel/Addition      **Pool**

Garage      Demolition      Tree Removal      Other

I hereby certify that I have completed the above information to the best of my ability. I understand that any information submitted in error will result in Tree Disposition Plans and Surveys being returned and an additional re-checking fee being assessed.

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Name (Print): \_\_\_\_\_ Title \_\_\_\_\_

City Forester: \_\_\_\_\_ Date \_\_\_\_\_

**NO OTHER TREE REMOVALS WITHOUT REVISED TDP AND CITY APPROVAL.**



**CITY OF PINEY POINT VILLAGE  
FOR POOL DEVELOPERS  
TREE DISPOSITION – HELP SHEET**

**1. Proposed Building Site Plan** (must include the following)

- A. Site plan with proposed building activity (i.e. outline all new or remodel construction: swimming pool, deck, and add-ons.)
- B. The ACCESS route for Pool equipment and material must be shown on the plan.**

**2. Tree Survey** (ONLY if any trees are to be removed or severely impacted by pool construction)

(If the New Pool is part of a new house construction then its Tree Survey and Tree Disposition Plan can be used)

- A. All Trees (3" diameter and larger) located within pool construction site should be identified by Tree specie and diameter size.
- B. All trees impacted must be numbered and taped on site
- E. Tree Survey must be signed by a degreed Forester from a Major US University
- F. No tree may be removed from site before Tree Disposition Plan has been approved and Tree Protection Fencing is in place and inspected by the City Forester.**

**3. Tree Protection Options**

- A. Trees must be protected by a 4' high or greater chain link fence with metal posts no further part than 8 (eight) feet apart
- B. If protected tree(s) are next to an impervious surface, then wood fencing 8' high may be banded by wire around the trunk of the tree. (NOT NAILED)
- C. . If construction access is to take place within the drip-line of a protected tree and outside the protective fencing, the balance of the root zone shall be covered with at least 6 inches of wood chip mulch, covered with plywood to protect from soil compaction.
- D. Fences must have signs posted that are the approved City of Piney Point Tree Protection Signage.  
**The fencing must remain in place until Final Inspection of project. Before the final inspection, the temporary removal of protective fencing for landscaping purposes must first notify the City Forester.**

**3. Tree Replacement Conditions** (should include the following where applicable)

A. Any Trees to be removed that falls below the Required Minimum Density for the lot, , must be replaced inch for inch with trees 3"DBH> from the Quality Tree List in Section 66-34. of the City of Piney Point Village Tree Ordinance. The Tree Replacement must meet the Required Minimum Density (RMD) of one (1) tree every 2000 SQ FT of Lot Area of which 25% must be located 20 feet from the perimeter of the property. These conditions must be met at the time of Final Inspection.

- B. Any shared trees (trees located on property lines) if the shared tree is to be removed or impacted by construction, you must notify the adjacent owner and get written approval.

**Remember to inform subcontractors of the following:**

- 1. Protective tree fencing in place – DO NOT REMOVE!!!!
- 2. Where applicable Hand Dig areas with tree roots, do not cut roots larger than 1" diameter- alter route or bore under.
- 3. DO NOT wash concrete out in the TREE CRITICAL ROOT ZONES.
- 4. Remove excess soil promptly
- 5. DO NOT spread out excess soil in tree critical root zones.
- 6. HEAVY EQUIPMENT AND MATERIALS IN DESIGNATED AND APPROVED ACCESS ROUTE ONLY!**



**MEMORIAL VILLAGES WATER AUTHORITY**

**8955 GAYLORD DRIVE, HOUSTON TEXAS 77024-2903**

**PHONE: (713) 465-8318 FAX: (713) 465-8387**

**APPLICATION FOR WATER AND/OR SEWER SERVICE AVAILABILITY**

**INSTRUCTIONS:** This application is for the availability of (1) water and/or sewer service for a new residence, business, or other commercial type properties (2) water service for an irrigation system (3) meter enlargement for an existing meter (4) remodel/pool or (5) commercial fire service line. Businesses, Schools and Churches must submit specific information on the quantity of water and/or sewer capacity requested. The applicant must obtain an approval from Memorial Villages Water Authority (MVWA) granting water and/or sewer capacity before a Building Permit will be issued by any of the cities served by MVWA (Hedwig Village, Hunters Creek Village and Piney Point Village). MVWA is not required to provide water or sewer capacity greater than those available at the time of the application. Complete the application and submit in person, by mail at the address listed above, by fax at (713) 465-8387 or by email to [brenda@mvwa.org](mailto:brenda@mvwa.org) and [cori@mvwa.org](mailto:cori@mvwa.org).

**(TYPE OR PRINT)** Incomplete or illegible applications may be delayed in processing.

Date: \_\_\_\_\_ Property Description: \_\_\_\_\_  
Applicant Name: \_\_\_\_\_ Address: \_\_\_\_\_ Houston 77024 77063  
Return Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Applicants Signature: \_\_\_\_\_  
Contact Information: Home: \_\_\_\_\_ Email: \_\_\_\_\_  
Office: \_\_\_\_\_ Mobile: \_\_\_\_\_

**THIS APPLICATION IS FOR:** (Check all that apply)

- Water Service For:  Residence  Business  School  Church  Irrigation System  
 Fire Sprinkler  Meter Enlargement  Pool or Remodel
- Sewer Service For:  Residence  Business  School  Church  Irrigation System  
 Fire Sprinkler  Meter Enlargement  Pool or Remodel

**WATER METER(S) SIZE:** If known at this time. Otherwise, complete water meter application form

- DOMESTIC                      IRRIGATION                      COMMERCIAL FIRE SERVICE  
 ¾ Inch  1-Inch               ¾ Inch  1-Inch               2-Inch  3-Inch  4-Inch  6-Inch

**Applicants requesting residential water meters (domestic or irrigation) larger than 1-Inch must show written proof that the demand requirements prohibit the use of the smaller meter.**

**NOTE:** This application goes through a review and approval process based on the information submitted by the applicant. If approved, you will be contacted by our office and will receive an executed "APPROVAL FORM" that you will need to sign and send a copy back to MVWA, then take to the City having jurisdiction to obtain the necessary permits.

**Both the City having jurisdiction and Memorial Villages Water Authority require inspections of all work performed before continuous service is provided. To request inspection by the Water Authority, please call (713) 465-8318.**



# Pool Job Card

Property Address: \_\_\_\_\_ Permit# \_\_\_\_\_

Pool Doc Box	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Pool Stake Out	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Pool Steel	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Pool Barrier	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Pool Final	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Deck Steel	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Deck Final	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Partial/Other	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Electrical Underground	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Electrical Cover	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Electrical Final	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Pool Gas	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Pool Cover	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Pool Final	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Temp Pool Drainage	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Pool Cover	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Partial/Other	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
Drainage Final	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL
MISC;	PASS/FAIL	PASS/FAIL	PASS/FAIL	PASS/FAIL

## ***CITY OF PINEY POINT VILLAGE***

### TEMPORARY DRAINAGE PLAN DURING CONSTRUCTION: PLAN REQUIREMENTS –

1. The Temporary Drainage Plan shall demonstrate that positive drainage will occur on the lot.	
2. The Temporary Drainage Plan shall include all aspects of the anticipated development including but not limited to building foundation, patios, decks, swimming pools, drives, walks, landscaped areas, downspouts, drainage system, etc. The Drainage Plan shall show existing and finished grade elevations of all proposed paving and grading on the site and shall include existing and planned spot elevations at a maximum of twenty-five foot (25') spacing covering the lot, including shot on 25' spacing along the perimeter of the lot, grid across the lot, and along the perimeter of all structures (i.e., building slabs, sidewalks, patios, driveways, decks, etc.).	
3. The topographical survey shall show the location and existing elevations of roadways, <b>all trees on the lot</b> , <b>all easements</b> , all landscaping, storm and sanitary sewers. Proposed removal of any existing trees must be indicated on the drainage plan.	
4. The topographical survey must also include features in the right-of-way in front of adjacent properties including ditch flow line and top of bank elevations and storm sewer elevations (driveway culvert flow lines, storm sewer flow lines, inlet top of grates).	
5. The Drainage Plan shall be prepared under the supervision of a Registered Professional Engineer of the State of Texas. The plans shall be sealed and signed by Engineer.	
6. When a Temporary Drainage Plan is to incorporate a retaining wall, a detail of the retaining wall will be required on the submitted plans.	
7. Drainage of the lot may be obtained by surface or sub-surface means, or a combination of the two, as is appropriate and necessary to insure that all runoff produced in a City of Houston 2 year storm will drain into the street, ditch, storm sewer system, or a recorded drainage easement.	
8. Engineer shall provide drainage area calculations for a City of Houston 2-Year Design Storm that are to be included on the submitted plans. The runoff coefficient (C-value) used must be calculated using the following equation: $C = 0.6Ia + 0.2$ . (Ia = impervious area/total area) and must not be less than 0.40.	
9. All proposed drainage pipes shall be sloped to achieve a velocity of 3ft/sec.	
10. Outfall flow line elevations and flow line of existing system shall be shown where proposed tie-in occurs.	
11. Culverts shall be able to convey a City of Houston 2- Year Design Storm for all affected area. The min. culvert size shall be 24" diameter.	
12. All driveway culverts shall have a minimum cover of 3-inches between top of pipe and bottom of pavement.	



13. Drainage of the lot may be obtained by surface or sub-surface means, or a combination of the two, as is appropriate and necessary to insure that all runoff produced in a City of Houston 2 year storm will drain into the street, ditch, storm sewer system, or a recorded drainage easement.	
14. No drainage shall go into an adjacent private drainage system without a drainage easement recorded at the Harris County Clerk's office. (No private agreements between homeowners sharing drainage will be allowed unless recorded at County Clerk Office).	
15. Submitted plans shall be drawn to an engineer's scale and not to an architect's scale.	
16. No elevation changes shall occur around the perimeter of the property. Plan shall show existing and proposed elevations on 25' space along the perimeter of the property.	
17. The Contractor shall be responsible for implementation, maintenance, and inspection of storm water pollution prevention measurements including, but not limited to, erosion and sediment controls (reinforced filter-fabric fencing), waste collection and disposal, off-site vehicle trucking, and other practices consistent with state and local regulations. Hay bales will not be allowed to be used as sediment control devices.	
18. The Temporary Drainage Plan shall show inlet protection around all existing and proposed inlets that will be in use during construction.	
19. The Temporary Drainage Plan must show a reinforced filter fabric fence detail with wire mesh reinforcement.	
20. All plans need to be oriented with North directed to the top or right of the page.	
21. Note on plan "Any areas of grass within the City's right of way which are disturbed or dug up during construction shall be replaced with St. Augustine or grass which matches the grass removed."	
22. Note on plan "Any damage to existing roads, driveways, sidewalks, or other appurtenances within the City's right of way shall be saw cut, removed and replaced with material equal to or superior to existing material, and be installed in a manner acceptable to the City".	
23. Note "The Contractor shall maintain drainage during construction as to not adversely impact adjacent / neighboring properties during a City of Houston 2 year design storm".	
24. Note "Reinforce Filter-Fabric Fences may not be taken down until the builder receives approval from the City".	
25. Note on plan "Any excavation in the drip-line of trees 20 inches in diameter and above must be completed by hand digging. No roots larger than 1 inch in diameter are permitted to be cut for construction of the drainage system."	
26. Note on plan "Roof drain tie-ins as a minimum shall be as follows: 1 per 4-inch drain line or 4 per 6-inch drain line. The design engineer shall determine the proper sizing as part of the permanent drainage plan."	
27. If storm sewer pipes are proposed in the temporary drainage plan, main pipes shall be minimum 6" PVC SDR 26. Drainage grate inlets to be a minimum of 12" x 12" along main line pipe.	
28. If storm sewer pipes are proposed on drainage plan, all pipes shall be labeled indicating the proposed length, material and flowline elevations. All proposed storm sewer inlets or junction boxes must be labeled with top of grate elevations and flow line elevations of pipes connected	

to the box.	
29. All temporary drainage systems that require a sump pump system must include a sump detail with a properly sized overflow pipe to convey 2-year storm event. The pump system does not need to be of a size to pump the storm itself and the pumping system shall be sized so as to not negatively impact the City's existing storm system and/or infrastructure.	
30. The engineer is to provide a force main completely separate from an overflow line (i.e. the force main is not allowed to discharge into the overflow pipe at any point.).	
31. An erosion control system shall be required at the outfall of the force discharge (Concrete apron, rip rap, etc.).	
32. Drainage system must include a clean-out, inlet or junction box at every bend so as to provide access for maintenance; the only exception may be where roof drains tie into the main system.	
33. When the design calls for a system to discharge through an existing concrete curb. The plan submitted must include a curb cut and repair detail. This detail will include No. 4 rebars doweled in both vertically and horizontally to the exiting pavement and curb.	
34. Proposed tie-ins to existing storm sewers that have saddle inlets will not be allowed. The developer will replace the saddle inlet with a City of Houston Type A Inlet.	
35. Provide tie-in detail if using existing City inlet.	
36. All drainage plans and as-built plans shall utilize the City Benchmark System. Please contact the City for information on the location and elevation of the closest benchmark. Please include the benchmark that was used for elevations on the submitted plan.	
37. When building in the floodplain the surveyor or engineer must delineate the limits of the 500-year and 100-year floodplains and floodway located on the new TSARP FEMA F.I.R.M. maps as per Harris County Flood Control District.	
38. When building in the floodplain, plans must include cut and fill calculations to demonstrate no net fill within the 100-year floodplain below the Base Flood Elevation.	
39. Plans must have all Memorial Villages Water Authority utilities show in the Right-of-Way	
40. Drainage plans must be approved by Memorial Villages Water Authority (MVWA) prior to a building permit being issued to the builder for work performed in the right-of-way. Plans only entering the right-of-way to outfall into City facilities do not have to be approved by MVWA.	
41. Sump pumps proposed on temporary drainage plans must be completely installed and operable at the time of construction.	
42. Any excavation in the vicinity of trees 20 inches in diameter and above shall be completed by hand digging. Locations of hand digging around trees must be called out on the drainage plan.	
43. No drainage pipes shall be proposed within the drip-line of any trees that are either partially or completely located on an adjacent property.	

44. Temporary Drainage Plans shall include a title block clearly indicating the engineering firm's contact information and scope of work (new house, house addition, new pool, etc.).	
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45. Drainage plans must be submitted on paper with dimensions of either 22"X34" or 24"X36".	
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***CITY OF PINEY POINT VILLAGE***  
**NEW POOL CONSTRUCTION**

Address of Property: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Builder: \_\_\_\_\_  
 Builder's Contact Telephone Number: \_\_\_\_\_  
 Engineering Company: \_\_\_\_\_  
 Engineer: \_\_\_\_\_  
 Engineer's Contact Telephone Number: \_\_\_\_\_  
 Engineer's Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_

Drainage Plans

1. A Temporary Drainage Plan during Construction shall be submitted and approved, and shall conform to guidelines for Temporary Drainage Plan (separate requirements not listed on this sheet). Plans <b>will not</b> be approved without an approved temporary plan.	
2. The Drainage Plan shall demonstrate that positive drainage will occur on the lot.	
3. The Drainage Plan shall include all aspects of the anticipated development including but not limited to building foundation, patios, decks, swimming pools, drives, walks, landscaped areas, downspouts, drainage system, etc. The Drainage Plan shall show existing and finished grade elevations of all proposed paving and grading on the site and shall include existing and planned spot elevations at a maximum of twenty-five foot (25') spacing covering the lot, including shots on 25' spacing along the perimeter of the lot, grid across the lot, and along the perimeter of all structures (i.e., building slabs, sidewalks, patios, driveways, decks, etc.).	
4. The topographical survey shall show the location and existing elevations of roadways, <b>all trees on the lot, all easements</b> , all landscaping, storm and sanitary sewers. Proposed removal of any existing trees must be indicated on the drainage plan.	
5. The Drainage Plan shall be prepared under the supervision of a Registered Professional Engineer of the State of Texas. The plans shall be sealed and signed by Engineer.	
6. When a Drainage plan is to incorporate a retaining wall, a detail of the retaining wall will be required on the submitted plans.	
7. Engineer shall provide drainage area calculations for a City of Houston 2-Year Design Storm that are to be included on the submitted plans. The runoff coefficient (C-value) used must be calculated using the following equation: $C = 0.6I_a + 0.2$ . ( $I_a$ = impervious area/total area) and must not be less than 0.40.	
8. All proposed drainage pipes shall be sloped to achieve a velocity of 3ft/sec.	

9. No elevation changes shall occur around the perimeter of the property. Plan shall show existing and proposed elevations on 25' space along the perimeter of the property.	
10. Outfall flow line elevations and flow line of existing system shall be shown where proposed tie-in occurs.	
11. Drainage of the lot may be obtained by surface or sub-surface means, or a combination of the two, as is appropriate and necessary to insure that all runoff produced in a City of Houston 2 year storm will drain into the street, ditch, storm sewer system, or a recorded drainage easement.	
12. The Contractor shall be responsible for implementation, maintenance, and inspection of storm water pollution prevention measurements including, but not limited to, erosion and sediment controls (reinforced filter-fabric fencing), waste collection and disposal, off-site vehicle trucking, and other practices consistent with state and local regulations. Hay bales will not be allowed to be used as sediment control devices.	
13. Note on plan "Any areas of grass within the City's right of way which are disturbed or dug up during construction shall be replaced with St. Augustine or grass which matches the grass removed."	
14. Note on plan "Any damage to existing roads, driveways, sidewalks, or other appurtenances within the City's right of way shall be saw cut, removed and replaced with material equal to or superior to existing material, and be installed in a manner acceptable to the City".	
15. Note "The Contractor shall maintain drainage during construction as to not adversely impact adjacent / neighboring properties during a City of Houston 2 year design storm".	
16. Note "Reinforce Filter-Fabric Fences may not be taken down until the builder receives approval from the City".	
17. Note "Any revisions to the originally approved drainage plans must be submitted to the City by the builder's Engineer that provided the original approved drainage plans. Resubmitted plans must be signed and sealed by the builder's Engineer".	
18. Note on plan "Any excavation in the drip-line of trees 20 inches in diameter and above must be completed by hand digging. No roots larger than 1 inch in diameter are permitted to be cut for construction of the drainage system."	
19. Note on plan "Roof drain tie-ins as a minimum shall be as follows: 1 per 4-inch drain line or 4 per 6-inch drain line. The design engineer shall determine the proper sizing as part of the permanent drainage plan."	
20. If storm sewer pipes are proposed in drainage plan, main pipes shall be minimum 6" PVC SDR 26. Drainage grate inlets to be a minimum of 12" x 12" along main line pipe.	
21. If storm sewer pipes are proposed on drainage plan, all pipes shall be labeled indicating the proposed length, material and flowline elevations. All proposed storm sewer inlets or junction boxes must be labeled with top of grate elevations and flow line elevations of pipes connected to the box.	
20. No drainage shall go into an adjacent private drainage system without a drainage easement recorded at the Harris County Clerk's office. (No private agreements between homeowners sharing drainage will be allowed unless recorded at County Clerk Office and approved by the City).	

21. All drainage systems that require a sump pump system must include a sump detail with a properly sized overflow pipe to convey 2-year storm event. The pump system does not need to be of a size to pump the storm itself and the pumping system shall be sized so as to not negatively impact the City's existing storm system and/or infrastructure.	
22. The engineer is to provide a force main completely separate from an overflow line (i.e. the force main is not allowed to discharge into the overflow pipe at any point.).	
23. An erosion control system shall be required at the outfall of the force discharge (Concrete apron, rip rap, etc.).	
24. Drainage system must include a clean-out, inlet or junction box at every bend so as to provide access for maintenance; the only exception may be where roof drains tie into the main system.	
25. When the design calls for a system to discharge through an existing concrete curb. The plan submitted must include a curb cut and repair detail. This detail will include No. 4 rebars doweled in both vertically and horizontally to the exiting pavement and curb.	
26. Proposed tie-ins to existing storm sewers that have saddle inlets will not be allowed. The developer will replace the saddle inlet with a City of Houston Type A Inlet.	
27. Provide tie-in detail if using existing City inlet.	
28. French Drains are for landscape use only (i.e. flowerbeds) and not to be used in lieu of inlets in the permanent or temporary drainage plan.	
29. All drainage plans and as-built plans shall utilize the City Benchmark System. Please contact the City for information on the location and elevation of the closest benchmark. Please include the benchmark that was used for elevations on the submitted plan.	
30. Submitted plans shall be drawn to an engineer's scale and not to an architect's scale.	
31. All plans need to be oriented with North directed to the top or right of the page.	
32. If roof drains are to be tied into the drainage system they must be shown in the drainage plan.	
33. Roof drain tie-ins as a minimum shall be as follows: 1 per 4-inch drain line or 4 per 6-inch drain line. The design engineer shall determine the proper sizing as part of the permanent drainage plan.	
34. When building in the floodplain the surveyor or engineer must delineate the limits of the 500-year and 100-year floodplains and floodway located on the new TSARP FEMA F.I.R.M. maps as per Harris County Flood Control District.	
35. When building in the floodplain, plans must include cut and fill calculations to demonstrate no net fill within the 100-year floodplain below the Base Flood Elevation.	

36. Plans must have all Memorial Villages Water Authority utilities show in the Right-of-Way	
37. Drainage plans must be approved by Memorial Villages Water Authority (MVWA) prior to a building permit being issued to the builder for work performed in the right-of-way. Plans only entering the right-of-way to outfall into City facilities do not have to be approved by MVWA.	
38. Sump pumps proposed on temporary drainage plans must be completely installed and operable at the time of construction.	
39. Any excavation in the vicinity of trees 20 inches in diameter and above shall be completed by hand digging. Locations of hand digging around trees must be called out on the drainage plan.	
40. No drainage pipes shall be proposed within the drip-line of any trees that are either partially or completely located on an adjacent property.	
41. Drainage plans shall include a title block clearly indicating the engineering firm's contact information and scope of work (new house, house addition, new pool, etc.).	
42. Drainage plans must show all sanitary sewer clean outs on the property.	
43. Drainage plans must be submitted on paper with dimensions of either 22"X34" or 24"X36".	

## APPENDIX G

# SWIMMING POOLS, SPAS AND HOT TUBS

*(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)*

### SECTION AG101 GENERAL

**AG101.1 General.** The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the *lot* of a one- or two-family dwelling.

**AG101.2 Pools in flood hazard areas.** Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools and in-ground pools that involve placement of fill, shall comply with Sections AG101.2.1 or AG101.2.2.

**Exception:** Pools located in riverine flood hazard areas which are outside of designated floodways.

**AG101.2.1 Pools located in designated floodways.** Where pools are located in designated floodways, documentation shall be submitted to the *building official*, which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the *jurisdiction*.

**AG101.2.2 Pools located where floodways have not been designated.** Where pools are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool will not increase the design flood elevation more than 1 foot (305 mm) at any point within the *jurisdiction*.

### SECTION AG102 DEFINITIONS

**AG102.1 General.** For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

**ABOVE-GROUND/ON-GROUND POOL.** See "Swimming pool."

**BARRIER.** A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

**HOT TUB.** See "Swimming pool."

**IN-GROUND POOL.** See "Swimming pool."

**RESIDENTIAL.** That which is situated on the premises of a detached one- or two-family dwelling or a one-family *townhouse* not more than three stories in height.

**SPA, NONPORTABLE.** See "Swimming pool."

**SPA, PORTABLE.** A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating *equipment* are an integral part of the product.

**SWIMMING POOL.** Any structure intended for swimming or recreational bathing that contains water over 24 inches (610

mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

**SWIMMING POOL, INDOOR.** A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

**SWIMMING POOL, OUTDOOR.** Any swimming pool which is not an indoor pool.

### SECTION AG103 SWIMMING POOLS

**AG103.1 In-ground pools.** In-ground pools shall be designed and constructed in conformance with ANSI/NSPI-5 as listed in Section AG108.

**AG103.2 Above-ground and on-ground pools.** Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/NSPI-4 as listed in Section AG108.

**AG103.3 Pools in flood hazard areas.** In flood hazard areas established by Table R301.2(1), pools in coastal high hazard areas shall be designed and constructed in conformance with ASCE 24.

### SECTION AG104 SPAS AND HOT TUBS

**AG104.1 Permanently installed spas and hot tubs.** Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-3 as listed in Section AG108.

**AG104.2 Portable spas and hot tubs.** Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-6 as listed in Section AG108.

### SECTION AG105 BARRIER REQUIREMENTS

**AG105.1 Application.** The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

**AG105.2 Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above *grade* measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of

## APPENDIX G

# SWIMMING POOLS, SPAS AND HOT TUBS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

### SECTION AG101 GENERAL

**AG101.1 General.** The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the *lot* of a one- or two-family dwelling.

**AG101.2 Pools in flood hazard areas.** Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools and in-ground pools that involve placement of fill, shall comply with Sections AG101.2.1 or AG101.2.2.

**Exception:** Pools located in riverine flood hazard areas which are outside of designated floodways.

**AG101.2.1 Pools located in designated floodways.** Where pools are located in designated floodways, documentation shall be submitted to the *building official*, which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the *jurisdiction*.

**AG101.2.2 Pools located where floodways have not been designated.** Where pools are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool will not increase the design flood elevation more than 1 foot (305 mm) at any point within the *jurisdiction*.

### SECTION AG102 DEFINITIONS

**AG102.1 General.** For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

**ABOVE-GROUND/ON-GROUND POOL.** See "Swimming pool."

**BARRIER.** A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

**HOT TUB.** See "Swimming pool."

**IN-GROUND POOL.** See "Swimming pool."

**RESIDENTIAL.** That which is situated on the premises of a detached one- or two-family dwelling or a one-family *townhouse* not more than three stories in height.

**SPA, NONPORTABLE.** See "Swimming pool."

**SPA, PORTABLE.** A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating *equipment* are an integral part of the product.

**SWIMMING POOL.** Any structure intended for swimming or recreational bathing that contains water over 24 inches (610

mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

**SWIMMING POOL, INDOOR.** A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

**SWIMMING POOL, OUTDOOR.** Any swimming pool which is not an indoor pool.

### SECTION AG103 SWIMMING POOLS

**AG103.1 In-ground pools.** In-ground pools shall be designed and constructed in conformance with ANSI/NSPI-5 as listed in Section AG108.

**AG103.2 Above-ground and on-ground pools.** Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/NSPI-4 as listed in Section AG108.

**AG103.3 Pools in flood hazard areas.** In flood hazard areas established by Table R301.2(1), pools in coastal high hazard areas shall be designed and constructed in conformance with ASCE 24.

### SECTION AG104 SPAS AND HOT TUBS

**AG104.1 Permanently installed spas and hot tubs.** Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-3 as listed in Section AG108.

**AG104.2 Portable spas and hot tubs.** Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/NSPI-6 as listed in Section AG108.

### SECTION AG105 BARRIER REQUIREMENTS

**AG105.1 Application.** The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

**AG105.2 Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above *grade* measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of

- the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
  3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
  4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed  $1\frac{3}{4}$  inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed  $1\frac{3}{4}$  inches (44 mm) in width.
  5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed  $1\frac{3}{4}$  inches (44 mm) in width.
  6. Maximum mesh size for chain link fences shall be a  $2\frac{1}{4}$ -inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than  $1\frac{3}{4}$  inches (44 mm).
  7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than  $1\frac{3}{4}$  inches (44 mm).
  8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
    - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
    - 8.2. The gate and barrier shall have no opening larger than  $\frac{1}{2}$  inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
  9. Where a wall of a *dwelling* serves as part of the barrier, one of the following conditions shall be met:
    - 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or
    - 9.2. 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
    - 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are *approved* by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.
  10. Where an above-ground 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:
    - 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
    - 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. 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.

**AG105.3 Indoor swimming pool.** Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 9.

**AG105.4 Prohibited locations.** Barriers shall be located to prohibit permanent structures, *equipment* or similar objects from being used to climb them.

**AG105.5 Barrier exceptions.** Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

## SECTION AG106 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

**AG106.1 General.** Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.



- the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
  3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
  4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed  $1\frac{3}{4}$  inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed  $1\frac{3}{4}$  inches (44 mm) in width.
  5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed  $1\frac{3}{4}$  inches (44 mm) in width.
  6. Maximum mesh size for chain link fences shall be a  $2\frac{1}{4}$ -inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than  $1\frac{3}{4}$  inches (44 mm).
  7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than  $1\frac{3}{4}$  inches (44 mm).
  8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
    - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
    - 8.2. The gate and barrier shall have no opening larger than  $\frac{1}{2}$  inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
  9. Where a wall of a *dwelling* serves as part of the barrier, one of the following conditions shall be met:
    - 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or
    - 9.2. 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
    - 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are *approved* by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.
  10. Where an above-ground 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:
    - 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
    - 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. 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.

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## SECTION AG106 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

**AG106.1 General.** Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

**R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily *accessible* on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

❖ An accessible on-off switch allows heaters to be turned off when heat is not needed or when the pool or spa may not be used for a period of time.

**R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

**Exceptions:**

1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems.

❖ The use of a time switch or other control method to control the heater and pumps provides an easy system for pool and spa operations and energy savings. The application of Exception 1 is dependent on the requirements of the health department in the jurisdiction. Because these are often public pools and spas, the health department may require continuous filtering or circulation. Exception 2 grants a credit for using other systems that help the pool and spa operate more efficiently. Therefore, when solar- and waste-heat-recovery systems are used to heat the pool, the exception eliminates the time-switch requirement.

**R403.10.3 Covers.** Outdoor heated pools and outdoor permanent spas shall be provided with a vapor-retardant cover or other *approved* vapor-retardant means.

**Exception:** Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required.

❖ Where energy is used to heat a pool or a spa, a cover is required to help hold in the heat and keep it from being lost to the surrounding air. The level of protection or insulation that the cover must provide depends on the temperature to which the pool is heated. Any time a pool or spa is heated, the code will require a vapor-retardant pool cover. This type of cover is not required to provide any minimum level of insulation value. It simply will help hold some of the heat in, much like placing a lid on a pot. In situations where the pool is heated above 90°F (32°C), the cover must be insulated to the specified R-12 level. The exception is similar to that found in Section R403.10.2.

**R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14.

❖ This section coordinates the code with the *International Swimming Pool and Spa Code*® (ISPSC®). Both codes rely on APSP-14 for energy conservation requirements for portable spas. The standard addresses efficiency requirements for water heating equipment and water circulation pumps.

**R403.12 Residential pools and permanent residential spas.** Residential swimming pools and permanent residential spas that are accessory to detached one- and two-family dwellings and townhouses three stories or less in height above grade plane and that are available only to the household and its guests shall be in accordance with APSP-15.

❖ This section coordinates the code with the ISPSC. Both codes rely on APSP-15 for energy conservation requirements for residential pools and permanent residential spas. The standard addresses efficiency requirements for water heating equipment and water circulation pumps.

## SECTION R404

### ELECTRICAL POWER AND LIGHTING SYSTEMS

**R404.1 Lighting equipment (Mandatory).** Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

**Exception:** Low-voltage lighting.

❖ Lighting accounts for roughly 12 percent of the energy used in residences relying on incandescent bulbs. Thus, this requirement is a substantial energy saver. Incandescent lighting—still used in the vast majority of residences—is the least energy efficient of all light types.

One more efficient lighting option is the compact fluorescent light (CFL). CFLs use about 80 percent less energy than standard incandescent lighting. Limiting this requirement to 75 percent of the lamps in a residence ensures there will be plenty of exceptions for situations where a CFL might not work as well, such as dimmable fixtures.

**R404.1.1 Lighting equipment (Mandatory).** Fuel gas lighting systems shall not have continuously burning pilot lights.

❖ Continuously burning pilots waste energy; therefore, the code does not use them.

## SECTION R405

### SIMULATED PERFORMANCE ALTERNATIVE (PERFORMANCE)

❖ Section R405 describes an alternative way to meet the code's goal of effective energy use based on

ized, regardless of whether the fan is supplying or exhausting air. One of the most common such dampers that is seen on homes is the gravity-type back-draft damper on a clothes dryer exhaust duct.

**R403.6.1 Whole-house mechanical ventilation system fan efficacy.** Mechanical ventilation system fans shall meet the efficacy requirements of Table R403.6.1.

**Exception:** Where mechanical ventilation fans are integral to tested and listed HVAC equipment, they shall be powered by an electronically commutated motor.

❖ This section of the code is applicable to whole-house mechanical ventilation systems that meet the efficacy requirements of Table R403.6.1. To reduce the amount of energy consumed by residential mechanical ventilation systems is to address the power consumption of the fans that are powering the system. This is important because these fans will operate many hours per day. The table offers energy efficacy levels for exhaust fans that are the same levels as current ENERGY STAR ventilation fan specifications.

**R403.7 Equipment sizing and efficiency rating (Mandatory).** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other *approved* heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

❖ Once the building's thermal envelope is properly insulated and sealed, it will often allow for the reduction of equipment size from what has typically been installed using a "rule-of-thumb" method or other means of estimating. A properly sized system will operate more efficiently, help improve occupant comfort and extend the equipment's service life. Section M1401.3 of the IRC stipulates that the heating and cooling equipment must be sized based on the building loads calculated in accordance with the ACCA Manual J. This manual contains a simplified method of calculating heating and cooling loads. It includes a room-by-room calculation method that allows the designer to determine the required capacities of the heating and cooling equipment. In addition, it provides a means to estimate the airflow requirements for each of the areas in the house. This estimate can be used in sizing the duct system for the types of heating and cooling units that use air as the medium for heat transfer. Other approved methods may be used with the code official's approval.

Though not required by the code, the calculated airflows would provide a means to evaluate the installation of the mechanical system. By providing the proper airflow to the various portions of the building, the system can operate more efficiently and can help prevent spaces from being too hot or too cold.

**R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply

with Sections C403 and C404 of the IECC—Commercial Provisions in lieu of Section R403.

❖ The criteria in Section R403 primarily address stand-alone mechanical systems in single-family houses. However, for buildings, many residential building projects such as townhouses will have more complicated mechanical systems that may consist of a single system serving multiple dwelling units.

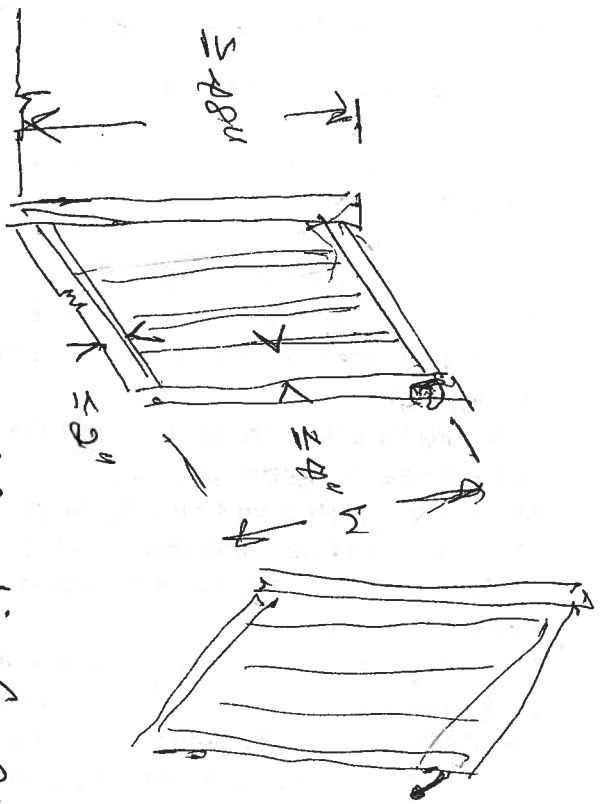
**R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

❖ Snow melt equipment is being installed at a greater frequency in residential projects in communities with high snow accumulation. Previously, the code only required that the building be built to a certain level of efficiency; however, there was no limit placed on the energy use for snow melt, which can be twice the energy use per square foot of the building.

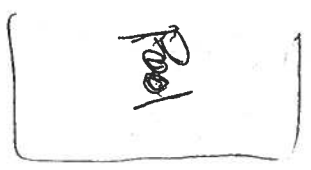
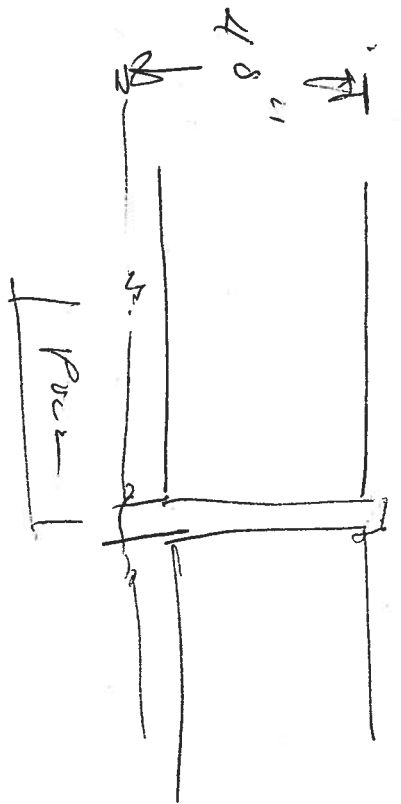
This section does not restrict the use or sizing of snow melt, but it does require that controls be installed on the equipment so that the system will operate more efficiently. The automatic controls provide efficient operation by keeping the system in an idle mode until light snow begins to fall and allowing adequate warm-up before a heavy snowfall. Systems that only use manual controls require the building owner to manually turn on the system when it starts to snow or to leave the system running in the snow-melting mode, using significantly more energy. Chapter 50, Snow Melting and Freeze Protection, of the 2003 *ASHRAE Applications Handbook* states that using a manual switch to operate snow melt equipment may not melt snow effectively; thus, snow will accumulate. This requirement is also referenced in ANSI/ASHRAE/IESNA Standard 90.1, Section 6.4.3.8, Freeze protection and Snow/Ice Melting Systems.

**R403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.3.

❖ Because of the heating and filtering operations involved with pools and inground permanently installed spas, they provide a good opportunity to save energy by limiting heat loss or pump operation. This section provides the scoping requirements for the pool and spa heaters, time switches and pool covers that can make the operation more energy efficient. These features would provide energy savings for residential pools if their owners use them. The requirements of this section were added to the code in order to help coordinate with requirements found in ASHRAE 90.1 and to help reduce the energy used by these pools and inground permanently installed spa systems.

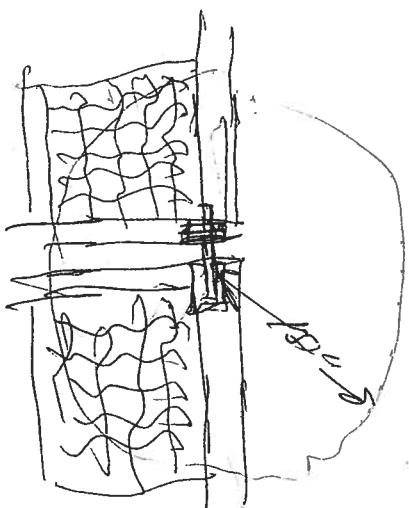


See Appendix G, page 111



- access gates shall open away from pool area
- self closing
- self latching

- if height of latch is  $\leq 34$ " from bottom of gate,



then 1) release mechanism shall be located on the pool side of gate at least 3" below top of gate

2) the gate and barrier shall have no openings larger than  $\frac{1}{2}$ " within 18" of the release mechanism

18" of the release mechanism



## How to Schedule an Inspection Online

- 1.) Go to the Cites Website
- 2.) [www.cityofpineypoint.com](http://www.cityofpineypoint.com)
- 3.) When the main page comes up, look for the brown box on the right hand side of the screen. Look for the word Building Permits.

- 4.) Click on Building Permits



- 5.) Look toward the left hand screen, you

will see  Quick links

- 6.) Scroll down to “Schedule an Inspection”





You must have your permit number and always leave a detailed description in the additional comments for the inspector!!

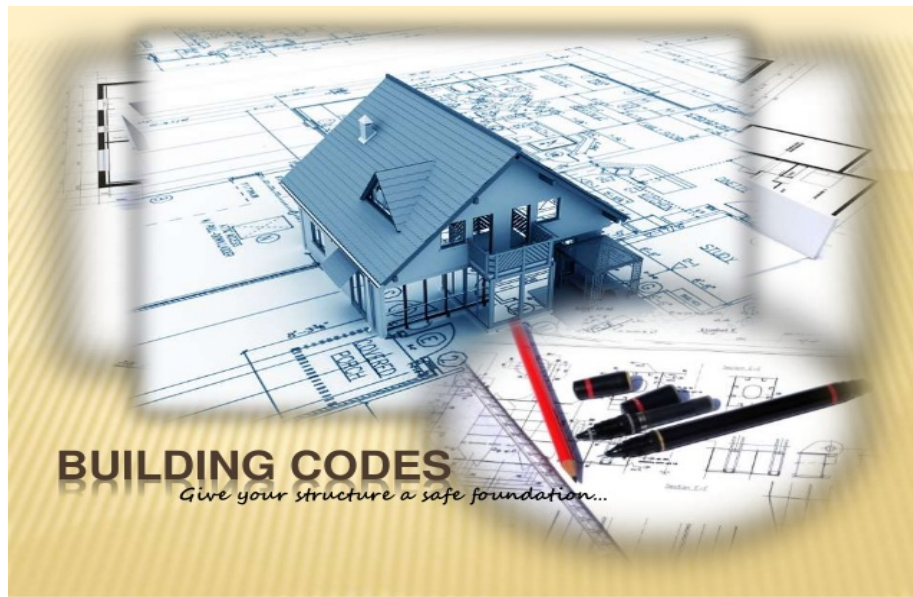
All Inspections must be scheduled a day in advance (Before 12 O' Clock Midnight) in order to be on the inspection schedule- for the next business day!



For More Questions:

E-mail [bldgofficial@pineypt.org](mailto:bldgofficial@pineypt.org)

Thanks, *Annette Arriaga*



## New Building Codes

### International Residential Code

- IRC 2018

### International Fire Code

- IFC 2018

### International Plumbing Code

- IPC 2018

### International Mechanical Code

- IMC 2018

### International Energy Code Council

- IECC 2018

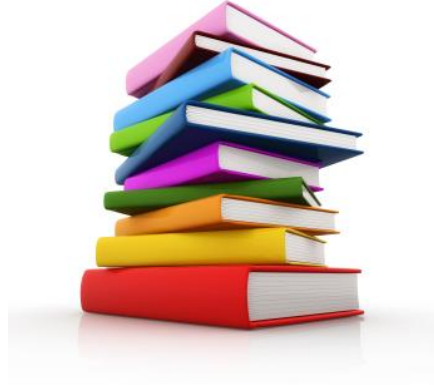
### National Electrical Code

- NFPA 70 2020



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