CITY OF AUSTIN Development SERVICES DEPARTMENT

Building a Better and Safer Austin Together

Residential Inspections Swimming Pool and Spa Inspections Checklist

Residential Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digital development

This checklist is provided as a reference tool, and it is not intended to be exhaustive of all possible requirements Please refer to the latest adopted International Building Code (IBC), International Swimming Pool and Spa Code (ISPSC), International Residential Code (IRC), International Energy Conservation Code (I.E.C.C) Local Amendments to the International Residential Code (IRC-LA), I.E.C.C (IECC-LA), the City of Austin Building Criteria Manual (BCM), the Uniform Plumbing Code (UPC) and the City of Austin Land Development Code (LDC), National Electric Code (NEC) for code sections listed below.

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Please verify the following before scheduling the inspection:

101 Building Layout inspection

- ☐ Job address is posted in a visible location per IRC section R319.1.
- ☐ Ensure proposed pool location does not encroach public utility easements and/or property lines (IRC-LA) R109.1.7
- ☐ City of Austin stamped approved plans on site (division policy)
- ☐ Overhead conductor clearances comply with local utility requirements (see Austin Energy Design Criteria Fig. 1-34) as well as (NEC) 680.9. A survey may be required for layout approval once water's edge is established.
- ☐ Inspector has reviewed Building Criteria Manual Section 3 for procedures related to Swimming Pool and Spa Inspections.
- ☐ Inspector has verified APSP 7-15 Compliance Documentation and Sizing Calculator Form has been completed and uploaded to the Building Permit

300 Electrical Slab (Pre-pour)

- ☐ Raceways are approved for the use and concrete encasement (NEC) 680.11; 680.23(B)(2); 342.10; 344.10; 352.10; 355.10
- ☐ Raceways will not have more than 360-degrees worth of bends or will be provided with pulling points (NEC) 342.26; 344.26; 352.26; 355.26
- ☐ Raceways not associated with the pool installation are not located under the pool (NEC) 680.11
- ☐ Raceways comply with local utility requirements (see Austin Energy Design Criteria Fig. 1-35)
- ☐ Lighting niches are located minimum 18-inches below water level (NEC) 680.23(B)(5)

302 Electrical Ground (Pre-pour)

- ☐ Pool body is fiberglass or must contain rebar or #8 bonding grid (NEC) 680.26(B)(1)
- ☐ Lighting niches are bonded to pool rebar or #8 bonding grid (NEC) 680.26(B)(4)
- ☐ #8 copper tails are bonded to pool rebar or #8 bonding grid for future perimeter bonding, minimum of 4-points equally spaced around the pool (NEC) 680.26(B)(2)
- ☐ #8 copper tail is bonded to pool rebar or #8 bonding grid for future pool covers when present (NEC) 680.26(B)(6)
- ☐ #8 copper tails are bonded to pool rebar or #8 bonding grid for future handrails and ladders when present (NEC) 680.26(B)(3),(5),(7)
- ☐ #8 copper tail is bonded to pool rebar or #8 bonding grid for future bonding plates in skimmer baskets when present (NEC) 680.26(C)
- ☐ All fittings are listed for concrete encasement and swimming pool use (NEC) 110.3; 680.7
- ☐ #8 copper is to be solid (NEC)680.26(B)

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Please verify the following before scheduling the inspection:

300 Electrical Slab (Post-pour)

- ☐ Raceways are approved for the use and direct burial (NEC) 680.11; 680.23(B)(2); 342.10; 344.10; 352.10; 355.10
- ☐ Raceways are installed at the appropriate burial depth (NEC) 300.5(A)
- ☐ Backfill is free from large rocks, sharply angular substances or corrosive material (NEC) 300.5(F)
- ☐ Raceways extend to pool equipment pad (division policy)
- ☐ Raceways do not have more than 360-degrees worth of bends (NEC) 342.26; 344.26; 352.26; 355.26
- ☐ Pool lighting raceways extend above maximum water level (NEC) 680.24(A)

300 Electrical Ground (Post-pour)

- ☐ #8 bonding wire has been installed to interior of light niche from pool equipment (NEC) 680.23(B)
- ☐ #8 copper tails have been extended to rebar for concrete perimeter surfaces within 3-feet of water's edge (NEC) 680.26(B)(2)(a)
- ☐ #8 copper tails have been extended to #8 copper encircling pool for non-concrete perimeter surfaces within 3-feet of water's edge (NEC) 680.26(B)(2)(b)
- ☐ #8 copper encircles pool for non-concrete perimeter surfaces, subgrade brought in (NEC) 680.26(B)(2)(b)
- ☐ #8 copper tails are bonded to perimeter bonding conductor for future bonding of metals within 5-feet of water's edge when present (NEC) 680.26(B)(7)
- ☐ #8 copper tail is bonded to pool perimeter surface and extends to pool equipment pad (NEC) 680.26(B)(6)
- ☐ #8 copper tail is bonded to skimmer bonding plate when present (NEC) 680.26(C)
- ☐ #8 copper tail is bonded to water bonding fitting when present, located per manufacturer's instructions (NEC) 680.26(C)
- ☐ All fittings are listed for concrete encasement, direct burial and swimming pool use (NEC) 110.3; 680.7
- ☐

507 Plumbing Gas Yard Line (if pool equipped with gas heater)

- ☐ Gas line minimum 12 inches burial depth. (UPC)1210.1.1
- ☐ Piping shall be laid on a firm bed for its entire length (UPC) 313.5
- ☐ Any portion of above ground gas piping shall be supported and located where it will be protected from physical damage (UPC) 1210.2
- ☐ Piping ran above ground shall be supported in accordance with UPC Table 1210.2..4.1
- ☐ The natural gas line shall be pressure tested with air, nitrogen, or carbon dioxide. The test must hold 15 psi for no less than fifteen minutes and with no perceptible droop in pressure. A bourbon tube (spring) gauge may be utilized
    - ☐ See section (UPC-LA 120.3.3.1) for testing requirements for medium pressure systems.

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Please verify the following before scheduling the inspection:

305 Final Electrical Inspection

- □ Pool equipment is GFCI protected (NEC) 680.21(C); 680.22(A)(2); 680.23(A)(3)
- □ Receptacles located within 20ft of water's edge are GFCI protected (NEC) 680.22(A)(4)
- □ (1) Receptacle is located within 20ft of water's edge (NEC) 680.22(A)(1)
- □ Switches and equipment are located no closer than 5-feet from water's edge (NEC) 680.22(B)(7)
- □ Receptacles are located no closer than 6-feet from water's edge (NEC) 680.22(A)(1)
- □ Lighting fixtures are located no closer than 5-ft horizontally and 12-ft vertically from water's edge (NEC) 680.22(B)
- □ Lighting fixtures located within 5-feet to 10-feet horizontally and less than 5-feet vertically from water's edge are GFCI protected (NEC) 680.22(B)(4)
- □ Low-voltage transformers are listed for use with swimming pools (NEC) 680.23(A)(2)
- □ Overhead conductor clearances comply with local utility requirements (see Austin Energy Design Criteria Fig. 1-34) as well as (NEC) 680.9
- □ Wiring methods utilized are listed for corrosive locations (NEC) 680.14
- □ Equipment panels have adequate working clearance (NEC) 110.26
- □ Disconnects are present for equipment (NEC) 680.13
- □ Pool lighting junction boxes are listed for the use and located above the maximum water level (NEC) 680.24
- □ #8 copper bond is connected to pool pumps (NEC) 680.26(B)(6)
- □ #8 copper bond is connected to pool control panels (NEC) 110.3
- □ #8 copper bond is connected to pool lighting transformers (NEC) 110.3
- □ #8 copper bond for non-conductive perimeter surfaces is installed at proper depth and spacing (NEC) 680.26(B)(6)
- □ Surrounding metals within 5-ft of water's edge are bonded to #8 perimeter bond (NEC) 680.26(B)(7)
- □ Water bond fitting is accessible (NEC) 110.3; 110.14; 680.7
- □ Equipment grounding conductors are insulated not smaller than #12AWG (NEC) 680.21(A)(1); 680.23(F)(2); 680.25(A)

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Please verify the following before scheduling the inspection:

521 Final Plumbing Inspection (if applicable)

- ☐ The natural gas distribution system shall be pressure tested with air, nitrogen or carbon dioxide. The test must hold 5 psi for no less than fifteen minutes and with no perceptible drop in pressure. A Class I A diaphragm test gauge must be utilized. (UPC-LA 120.3.3.1)
  - See (UPC-LA 120.3.3.1) for testing requirements of medium pressure systems.
- ☐ All exterior hose bibbs must be equipped with atmospheric vacuum breakers (UPC-LA 603.2)
- ☐ All pools equipped with auto fill devices must be provided with approved backflow protection. All backflow prevention assemblies must be inspected and approved by a State of Texas Licensed Backflow Prevention Assembly Tester (UPC-LA 603.2)

112 Final Building Inspection

- ☐ Pools and spas must be equipped with a min, 48 inch tall barrier or an ASFM F 1346 compliant locking or powered safety cover (ISPSC R316.1 & R326.2.1)
- ☐ Openings in the barrier cannot allow the passage of a 4” sphere (IRC-LA R316.2.2)
- ☐ Pool gates used for pedestrian access must be equipped with fully operational self-closing and self-latching devices. (IRC-LA R326.3)
- ☐ Gates not intended for pedestrian use must remain locked when not in use. (IRC-LA R326.3.1)
- ☐ Release mechanisms for self-closing gates must be no less the 54” above grade or no less than three inches below the top of the gate on the pool or spa side. (IRC-LA R326.3.3)
- ☐ When the house is part of the pools barrier any doors or windows with sill height of less than 48” opening to the pool area must be equipped with a UL 2017 compliant warning alarm or other approved means of protection. (IRC-LA R326.3.4)
- ☐ See section R326 of the local amendments to the 2015 International Residential Code for all barrier requirements.
- ☐ Inspector has reviewed section 305 of the 2018 ISPSC for additional barrier requirements.
- ☐ Inspector has verified 3rd Party Residential Pool and Spa Inspection Checklist has been completed and uploaded to the Building Permit.