

City of Schertz
Planning & Community Development
Above Ground Swimming Pools/Spas/Hot Tubs Permit Requirements

A building permit is required for the installation of an above ground swimming pool, spa or hot tub to ensure safe installation for pools 24 inches or greater in depth. The following information was compiled to assist residents with the permitting and construction process this includes repair and warranty work. Impervious coverage regulations apply to all structures on the property.

Permit Submittal Requirements are as follows:

- Building Permit Application
- Site survey showing easements, property lines and setbacks with proposed area noted by highlighting, cross hatch, or shading drawn to scale. Provide distances between proposed structure and all property lines, and between main and any other buildings/structures. Please contact the building inspections department if a site survey is unavailable for your property to discuss an alternative drawing.
- Location of nearest above ground or in-ground electric utilities.
- A plan/drawing that shows site-built pool, elevations, flatwork, electrical, gas (if applicable), deck, barrier/fence and windows adjacent to walkways.
- Floodplain Permit Application and material list. (if applicable)

Permit Fees:

- See [Permit Fee Schedule](#)

Barrier/Fence and Alarm Requirements:

- Self-latching device less than 54 inches high shall have release mechanism on pool side of gate.
- Any door and window from the residence with direct access to the pool must be equipped with an audible alarm. The alarm must be located at least 54 inches above the finished floor of the room the switch is located in.
- Windows over nine (9) square feet adjacent to walk must save safety glass or have a barrier placed in front of the window.
- Above-ground pool structures may serve as barrier if 48 inches above finished grade and have a removal ladder or a lockable ladder cover. If a patio is built at the same height at the above ground pool then a lockable self-closing gate with an approved child proof latch must be installed.

Electrical Connection:

- Extension cords shall not be used for permanent wiring.
- Pool Equipment must be directly connected to electrical outlet.
- Outlet must have GFI/weather-proof cover (“In Use Cover”) and be located not closer than 5’ or more from edge of pool.

Inspections Requirements:

- Foundation
- Flatwork
- Final
- Electrical rough-in and final (if applicable)
- Gas rough-in and final (if applicable)

General Requirements:

- Verify if home is on an AEROBIC septic system. If an Aerobic system is installed verify that the spray areas are 25' feet from pool water surface.
- If installing an LPG gas tank for heating the pool or attached hot tub a separate permit will be required from the Fire Department.

To request an inspection, please visit Schertz.com and under the “How do I” tab select “Request an Inspection”. Inspection requests received by 6:00 a.m. will be inspected the same business day. Any request received after 6:00 a.m. will be performed the next business day.

If you have any questions regarding these requirements, please contact the Inspections Division at 210-619-1750 during our regular business hours. Monday through Friday, from 8:00 a.m. to 5:00 p.m.