

City of Schertz
Planning & Community Development
Residential In-Ground Swimming Pool Permit Requirements

A building permit is required for the installation of an In-Ground swimming pool 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, including repair and warranty work. Impervious coverage regulations apply to all concrete flatwork and structures on the property.

Permit Submittal Requirements:

- 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 primary and any other buildings/structures. Please contact the building inspections division 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 proposed pool site, elevations, flatwork, electrical, gas (if applicable), deck, barrier/fence and windows adjacent to walkways.
- Should the pool be located less than ten feet (10') from the edge of the home's foundation, an engineer's letter will be required.
- Should the residence be in a floodplain, a copy of cost of construction (materials and labor) is required.

Permit Fees:

- See [Permit Fee Schedule](#)

General Requirements:

- See the [International Swimming Pool and Spa Code](#) for additional information. Effective September 1, 2020, Texas has adopted the 2018 ISPSA.
- Barrier/fence must be at least 48 inches in height and not climbable.
- Gates and doors must be self-closing and self-latching.
- Self-latching devices less than 54 inches high shall have a release mechanism on the 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 within the room where the switch is located.
- Windows over nine (9) square feet, adjacent to walkway, must have safety glass or a barrier placed in front of the window.
- 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 overflow drain is installed, the pool water surface is not counted against impervious coverage per City Ordinance.
- If installing an LPG gas tank, for heating the pool or attached hot tub, a separate permit will be required from the Fire Department.

Inspections Required:

- Electrical Rough/Ground
- Electrical Bond
- Flatwork Pre-Pour
- Electrical Final
- Flatwork Final
- Pool Final

Inspections Required, if applicable:

- Plumbing Gas Rough/Test
- Plumbing Gas Final/Test

To request an inspection, please visit Schertz.com > How do I > Submit > Request an Inspection > then '[please request an inspection here](#)' – this takes you to our **City of Schertz Web Portal**. Or go directly to our [City of Schertz Web Portal](#) and Sign in > My Items > My Building Permit Applications.

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, from 8:00 a.m. to 5:00 p.m. Monday through Friday.