



## CITY OF MESQUITE

### ABOVE-GROUND SWIMMING POOL PERMANENTLY INSTALLED

The following will illustrate the minimum regulations pertaining to permits, fencing, electrical as well as inspection requests for the City of Mesquite for swimming pools permanently installed.

A permanent above-ground pool is one that exceeds eighteen (18) feet in any direction or a pool wall height over forty-two (42) inches.

#### **A. PERMIT REQUIREMENTS:**

1. **All swimming pool plans must be submitted to Oncor/TXU by the applicant** for their review of proposed pool placement before applying for a building permit with the City of Mesquite. Oncor is located at 1545 Highpoint Drive, Mesquite.
2. Submit a drawing that indicates proposed pool placement within the yard in relation to surrounding structures.
3. The edge of the water must be at least five (5) feet from any property line.
4. Pools are not allowed to be located over any gas line or electrical lines. Overhead electrical service shall comply with Article 680 of 2017 National Electrical Code.
5. Pools shall not be placed in any utility drainage or access easements and may not be placed within front yard setbacks.

#### **B. FENCE REQUIREMENTS:**

1. The required fencing shall measure not less than five (5) feet in height.  
  
**EXCEPTION:** A fence for an above-ground pool that is forty-two (42) inches or less in depth may be constructed at a minimum height of four (4) feet.
2. No openings larger than four (4) inches measured in a horizontal direction, and not more than three (3) inches opening between the ground or surface at the bottom of such fence.
3. The City of Mesquite recommends that a lock be installed on gates to pool area.
4. All doors opening directly into such enclosure shall be equipped with self-latching and self-closing devices designed to keep and capable of keeping such doors securely closed at all times when not in use.

**EXCEPTION:** Self-closing and self-latching devices need not be installed on any dwelling occupied by human beings and forming any part of an enclosure if the door is transparent (glass door).

5. All latches are to be placed at forty-five (45) inches above grade to protect against accidental entry to pool area.

**C. PLUMBING REQUIREMENTS:**

1. Pool water shall never be drained onto streets or alleys. Adequate provision for drainage shall be made to drain pool into the sanitary sewer system.
2. All pools shall be equipped with a chlorinating system and a filtration system large enough to completely circulate the water once every six (6) hours.
3. Water supply used to fill pool shall be protected by backflow prevention device.

**D. ELECTRICAL REQUIREMENTS:**

1. Receptacles on the property shall be located at least ten (10) feet from inside walls of pool.

**EXCEPTION:** Receptacles that provide power for water-pump motors shall be allowed between five (5) and ten (10) feet from inside walls of pool, shall be a single locking and grounding type receptacle and shall be ground-fault circuit interrupter protected.

2. A 125-volt receptacle shall be located a minimum of ten (10) feet from and not more than twenty (20) feet from wall of pool and shall be ground-fault circuit protected.
3. For permanently installed pools supplied with a flexible power cord, all equipment shall be UL listed and shall be a grounded conductor with a grounding type attachment plug, protected by ground-fault circuit interrupter.
4. Consult Building Inspection Division for minimum clearance to overhead electrical service drops.
5. All metal within five (5) feet of water edge must be bonded with a solid copper conductor insulated, covered or bare, not smaller than #8.

6. The walls of a bolted or welded metal pool shall be bonded. Also, all metal electrical equipment, metal fence posts and any metal within five (5) feet of the walls of the pool shall be bonded.
7. Electrical pumps designed for use with storable pools and marked accordingly shall not be used with permanently installed pools.
8. All electrical installation shall comply with Article 680 of the 2017 National Electrical Code.
9. A separate electrical permit is required for any electrical work.

**E. INSPECTION REQUIREMENTS:**

1. All inspections shall be requested online through the CSS portal.
2. All inspections must be requested by 4:00 p.m. for next business day inspection.
3. The inspector will leave a green tag if the inspection passes or a red tag listing the deficiencies if it fails.
4. Inspections required for a typical permanent pool are as follows:
  - Pool setbacks
  - Electrical (underground and bonding)
  - Plumbing
  - Pool final, which includes a check of fencing for code compliance.