



Swimming Pool

Are permits required for a swimming pool?

Yes, a building permit will be required. Below are a few reasons why permits are required:

- Avoid encroaching on any easement(s)
- Confirm appropriate setbacks are being met.
- Verify that the installation will not negatively impact neighboring properties
- To ensure the installation is done in a structurally safe manner.
- Review for overall compliance with local codes and ordinances: International Residential Code, City of Pearland Engineering Design Criteria Manual, City of Pearland Unified Development Code, and FEMA regulations.

What do I need to acquire the permit?

When applying for a permit, please include the following documentation:

- Site plan showing location of the swimming pool on the property. This will designate the distances from property lines, utility easements, existing structures, and other items as needed.
- All systems which will be installed in ground (plumbing, electrical, gas or other) are to be shown on the site plan with the distance from pool and other structures to be shown.
- Actual pool design and all items required must comply with currently adopted codes.
- The wall view including the beam, wall, and floor of pool with rebar location and sizes used.
- Include pool depth and distance from existing structures to the edge of the beam.
- Minimum distance from existing structures to excavation is 5 feet. If design is closer than 5 feet, an engineer letter is required showing the pool proximity will not adversely affect the existing foundation(s).
- The pool barrier location must be shown, its height and gate. The latches on the gate(s) must show the latch location and any special requirements.
- Doors that provide access to the pool area must be properly alarmed as required. Please verify how the alarm requirements have been met.

Include the following notes:

-Contractor not to alter the drainage pattern of the lot due to this improvement/addition.

-No adverse impacts to neighboring properties will occur.

-Excavated soil to be removed to offsite dump.

(The City requires all development and improvements to consider the potential storm-water runoff effects on the subject property and nearby properties. Reference: Engineering Design Criteria Manual Section 2.11.2 for Residential Lots and Improvements).

How much are the permit fees?

Swimming pool permit fees will be \$550.00.

Who can apply for the permit?

A registered general contractor is required to apply for the permit. This is to ensure that the contractor performing the work meets the City of Pearland requirements for liability insurance coverage. The ACCORD form should have the City of Pearland listed as the certificate holder.

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Homesteaded property owners can also apply for permits to perform the work themselves, or act as the general contractor for the project. Proof of homestead will be required before your permit is issued.

Registered contractors or homesteaded property owners can use the following link to apply: [Community Development \(pearland.tx.us\)](http://pearland.tx.us)