



COMMERCIAL SWIMMING POOL/SPA

Submittal requirements

The following information provides a summary of submittal requirements to obtain a commercial swimming pool/spa permit within the City of Austin jurisdiction (full-purpose and limited-purpose city limits, and extraterritorial jurisdiction ETJ).

Prerequisite approvals

Industrial Waste/3rd flr/ (512) 974-7293:

Filter Backwash

A letter signed by a licensed professional (landscape architect or P.E.) must be provided to Industrial Waste indicating:

1. Technical specifics on the swimming pool filter and pumps
2. Where the pool filters are to be backwashed to. If the backwash is to be disposed of to an on-site vegetative strip, the plans or letter must indicate that the proposed location will not cause an imminent health hazard such as ponding, harboring mosquitoes, or unsanitary conditions. The plans must indicate specifically the dimensional area necessary to accommodate the calculated backwash.
3. Information regarding the instantaneous discharge pump rate, estimated frequency of backwashing, and an estimate of the average total volume of water generated during each backwash cycle.

Notes:

- On recirculating systems (closed loop) a signature by a licensed professional is not required
- Changes to the plans may subject the applicant to additional review fees

The preferred discharge location for pool filter backwash is to a vegetated area of a size and slope sufficient enough to contain the backwash volume (no off-site discharges) without becoming a public nuisance. The plans cannot indicate backwash discharge to a storm sewer, waterway, drainage ditch, detention pond, water quality (detention/filtration or retention) pond, etc. The preferred method of pool filtration is to have a “closed-loop” system, such as a cartridge filter system. Pool filter canisters can then be removed and rinsed over a vegetated area using a garden hose.

It may be possible to discharge to the sanitary sewer system if a cartridge system or on-site discharge is not feasible. A determination from the Austin Water Utility System Planning staff may be required to validate line capacity as a condition of approval. If discharge to the sanitary sewer is approved, the applicant must apply for a wastewater discharge permit and provide a suitable sample port.

Main Drain (Swimming Pool) Discharges

Main drain (swimming pool) discharges may be plumbed to a vegetated area or a storm sewer/waterway provided that the pool water is dechlorinated prior to discharge. The preferred method of dechlorination is natural evaporation (i.e. allowing the pool to “sit” without treatment until

the chlorine levels drop). An alternative method of dechlorination is to neutralize the chlorine using a chemical, such as sodium thiosulfate.

Austin-Travis County Health Department/ 3rd flr/ (512) 974-3325:

Two (2) sets of construction plans must be submitted to Health Department for approval.

Follow this link for more information:

<http://austintexas.gov/department/pools-spas-interactive-water-features-and-fountains>

Submittal Requirements for Commercial Plan Review

Completed “COMMERCIAL BUILDING APPLICATION and Commercial Application Checklist”.

Three (3) sets of complete construction plans to include:

- Building
 - Approved red-stamped site plan
 - Scaled floor plan of pool, deck area and exiting system. This drawing should indicate the location of the pool enclosure and exit gates.
 - Location of pool access apparatus (lift) as well as the cut sheet/specifications. Must illustrate accessible route into the pool area and show compliant accessible lift into the water.
 - Pool enclosure fencing details as well as gate details and hardware.
 - Special Inspections form required.
- Electric
 - Provide note that pool equipment to be tied to house meters (electric, gas and water). Provide plans to indicate provisions for load, panel locations and riser diagrams. All pool equipment and lighting manufacturer specifications must show listed equipment.
- Fire Dept.
 - Submit an inventory with quantity and type of pool chemicals to be used/stored and show location on floor plan.
 - A hazardous materials storage permit will be required when more than 4 gallons of acid; 110 lbs. of Class 3 Oxidizers; or 150 lbs. Class 2 Oxidizers is stored. The Hazmat Permit Application and fee must be submitted prior to scheduling a TCO or fire final inspection. Contact Hazmat @ (512)974-0182.
- Plumbing
 - **Utility Plot Plan indicating Gas Service** line size and location to equipment pad: Spa Heater – If the Spa Heater utilizes natural gas plumbing, a Gas Riser Diagram is required. Gas Riser Diagrams require the following information (if the gas system is connected to an existing gas system, you must include each appliance as part of the total gas system):
 - Need BTU’s or CFH demand of all gas fired appliances in the system
 - Need size and length of all gas piping from the gas meter to the appliances
 - **Utility Plot Plan indicating Water Service** line size and location to the equipment pad:
 - Provide layout for Water Line and Drain Line (storm sewer or wastewater) to a point within 5 feet of the pool equipment slab, the water should not be routed under the Clubhouse slab. Indicate the line size and a “reduced pressure zone backflow preventer” to be required in this line.

- **Backflow Protection Device:** The plans are to indicate the type of backflow protection device. Self-leveling swimming pools require a high hazard backflow protection device. *EXAMPLE:* a reduced pressure zone backflow preventer OR a pressure vacuum breaker OR a hose bib vacuum breaker under certain conditions. Plans **cannot** indicate backwash and main drain to discharge to the One Hundred Year Flood Plain.

Show locations of:

- **Accessible Drinking Fountain(s)**
- **Accessible Bathroom(s)**
- **Shower(s)**
- **Hand Sink(s)** as per “TDH STANDARDS FOR PUBLIC SWIMMING POOLS & SPAS”

Three (3) sets of City of Austin’s Red-stamped Approved Site Plans indicating pool location & layout (can be ordered from the Development Assistance Center, 1st floor, at (512)974-6370).

Health Department approval letter with Health Department stamped approval on two (2) sets of the construction plans.

Industrial Waste approval letter with Industrial Waste stamped approval on two (2) sets of the construction plans.