



Swimming Pool and Spa Inspection Checklist Residential Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

This checklist is provided as a reference tool, and it is not intended to be exhaustive of all possible requirements. Please refer to the latest adopted International Building Code (IBC), International Residential Code (IRC), International Energy Conservation Code (IECC), International Swimming Pool and Spa Code (ISPSA), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electric Code (NEC), Local Amendments (LA), Austin Energy Design Criteria (AE Design), City of Austin Building Criteria Manual (BCM) and City of Austin Land Development Code (LDC) for code sections listed below. Items without a code reference are included for advisory purposes or based on departmental policy.

- International Codes <https://codes.iccsafe.org/public/collections/I-Codes>
- Uniform Codes <http://www.iapmo.org/>
- NEC <https://www.nfpa.org/>
- Local Amendments, AE Design, BCM, LDC <https://library.municode.com/TX/Austin>

Please verify the following before scheduling the inspection:

101 Building Layout

- Job address is posted in a visible location. *IRC R319.1*
- Proposed pool location does not encroach public utility easements and/or property lines. *IRC-LA R109.1.7*
- Plans approved by the City of Austin are on site.
- Overhead conductor clearances comply with local utility requirements. (A survey may be required for layout approval once water's edge is established.) *AE Design Fig. 1-34, NEC 680.9*
- Inspector has reviewed Building Criteria Manual Section 3 for procedures related to swimming pool and spa inspections.

300 Electrical Slab (Pre-Pour)

- Raceways are approved for the use and concrete encasement. *NEC 680.11; 680.23(B)(2); 342.10; 344.10; 352.10; 355.10*
- Raceways will not have more than 360 degrees worth of bends or will be provided with pulling points. *NEC 342.26; 344.26; 352.26; 355.26*
- Raceways not associated with the pool installation are not located under the pool. *NEC 680.11*
- Raceways comply with local utility requirements. *AE Design Fig. 1-35*
- Lighting niches are located at least 18 inches below water level. *NEC 680.23(B)(5)*

302 Electrical Ground (Pre-Pour)

- Pool body is fiberglass or contains rebar or #8 bonding grid. *NEC 680.26(B)(1)*
- Lighting niches are bonded to pool rebar or #8 bonding grid. *NEC 680.26(B)(4)*
- #8 copper tails are bonded to pool rebar or #8 bonding grid for future perimeter bonding, on at least 4 points equally spaced around the pool. *NEC 680.26(B)(2)*
- #8 copper tail is bonded to pool rebar or #8 bonding grid for future pool covers when present. *NEC 680.26(B)(6)*

- #8 copper tails are bonded to pool rebar or #8 bonding grid for future handrails and ladders when present. *NEC 680.26(B)(3),(5),(7)*
- #8 copper tail is bonded to pool rebar or #8 bonding grid for future bonding plates in skimmer baskets when present. *NEC 680.26(C)*
- All fittings are listed for concrete encasement and swimming pool use. *NEC 110.3; 680.7*
- #8 copper is solid. *NEC 680.26(B)*

300 Electrical Slab (Post-Pour)

- Raceways are approved for the use and direct burial. *NEC 680.11; 680.23(B)(2); 342.10; 344.10; 352.10; 355.10*
- Raceways are installed at the appropriate burial depth. *NEC 300.5(A)*
- Backfill is free from large rocks, sharply angular substances or corrosive material. *NEC 300.5(F)*
- Raceways extend to pool equipment pad.
- Raceways do not have more than 360 degrees worth of bends. *NEC 342.26; 344.26; 352.26; 355.26*
- Pool lighting raceways extend above maximum water level. *NEC 680.24(A)*

300 Electrical Ground (Post-Pour)

- #8 bonding wire has been installed to interior of light niche from pool equipment. *NEC 680.23(B)*
- #8 copper tails have been extended to rebar for concrete perimeter surfaces within 3 feet of water's edge. *NEC 680.26(B)(2)(a)*
- #8 copper tails have been extended to #8 copper encircling pool for non-concrete perimeter surfaces within 3 feet of water's edge. *NEC 680.26(B)(2)(b)*
- Subgrade is installed where #8 copper encircles pool for non-concrete perimeter surfaces. *NEC 680.26(B)(2)(b)*
- #8 copper tails are bonded to perimeter bonding conductor for future bonding of metals within 5 feet of water's edge when present. *NEC 680.26(B)(7)*
- #8 copper tail is bonded to pool perimeter surface and extends to pool equipment pad. *NEC 680.26(B)(6)*
- #8 copper tail is bonded to skimmer bonding plate when present. *NEC 680.26(C)*
- When present, #8 copper tail is bonded to water bonding fitting and located according to manufacturer's instructions. *NEC 680.26(C)*
- All fittings are listed for concrete encasement, direct burial and swimming pool use. *NEC 110.3; 680.7*

507 Plumbing Gas Yard Line (If Pool Equipped with Gas Heater)

- Gas line is buried at least 12 inches deep. *UPC 1210.1.1*
- Piping is laid on a firm bed for its entire length. *UPC 313.5*
- Above-ground gas piping is supported and located where it will be protected from physical damage. *UPC 1210.2*
- Piping installations are supported according to requirements. *UPC Table 1210.2.4.1*
- Gas line has been pressure tested with air, nitrogen or carbon dioxide. The test held 15 pounds per square inch (psi) for no less than 15 minutes with no perceptible drop in pressure. (A bourbon tube (spring) gauge may be used.) *UPC 120.3.3.1*

305 Final Electrical

- Pool equipment is GFCI protected. *NEC 680.21(C); 680.22(A)(2); 680.23(A)(3)*
- Receptacles located within 20 feet of water's edge are GFCI protected. *NEC 680.22(A)(4)*
- One receptacle is located within 20 feet of water's edge. *NEC 680.22(A)(1)*
- Switches and equipment are located no closer than 5 feet from water's edge. *NEC 680.22(B)(7)*
- Receptacles are located no closer than 6 feet from water's edge. *NEC 680.22(A)(1)*

- ❑ Lighting fixtures are located no closer than 5 feet horizontally and 12 feet vertically from water's edge. *NEC 680.22(B)*
- ❑ Lighting fixtures located within 5 to 10 feet horizontally and less than 5 feet vertically from water's edge are GFCI protected. *NEC 680.22(B)(4)*
- ❑ Low-voltage transformers are listed for use with swimming pools. *NEC 680.23(A)(2)*
- ❑ Overhead conductor clearances comply with local utility requirements. *AE Design Fig. 1-34, NEC 680.9*
- ❑ Wiring methods used are listed for corrosive locations. *NEC 680.14*
- ❑ Equipment panels have adequate working clearance. *NEC 110.26*
- ❑ Disconnects are present for equipment. *NEC 680.13*
- ❑ Pool lighting junction boxes are listed for the use and located above the maximum water level. *NEC 680.24*
- ❑ #8 copper bond is connected to pool pumps. *NEC 680.26(B)(6)*
- ❑ #8 copper bond is connected to pool control panels. *NEC 110.3*
- ❑ #8 copper bond is connected to pool lighting transformers. *NEC 110.3*
- ❑ #8 copper bond for non-conductive perimeter surfaces is installed at proper depth and spacing. *NEC 680.26(B)(6)*
- ❑ Surrounding metals within 5 feet of water's edge are bonded to #8 perimeter bond. *NEC 680.26(B)(7)*
- ❑ Water bond fitting is accessible. *NEC 110.3; 110.14; 680.7*
- ❑ Equipment grounding conductors are insulated and not smaller than #12 AWG. *NEC 680.21(A)(1); 680.23(F)(2); 680.25(A)*

305 Final Plumbing (If Applicable)

- ❑ The natural gas distribution system has been pressure tested with air, nitrogen or carbon dioxide. The test held 5 psi for at least 15 minutes and with no perceptible drop in pressure. A Class I A diaphragm test gauge was used. *UPC-LA 120.3.3.1*
- ❑ All exterior hose bibbs are equipped with atmospheric vacuum breakers. *UPC-LA 603.2*
- ❑ All pools equipped with autofill devices are provided with approved backflow protection, using assemblies inspected and approved by a State of Texas Licensed Backflow Prevention Assembly Tester. *UPC-LA 603.2*

305 Final Building

- ❑ Pools and spas are equipped with barrier that is at least 48 inches tall or an ASFM F 1346 compliant locking or powered safety cover. *ISPSC Section 305.2.1*
- ❑ Openings in the barrier do not allow the passage of a 4-inch sphere. *ISPSC Section 305.2.2*
- ❑ Pool gates used for pedestrian access are equipped with fully operational self-closing and self-latching devices. *ISPSC Section 305.3*
- ❑ Gates not intended for pedestrian use remain locked when not in use. *ISPSC Section 305.3.1*
- ❑ Release mechanisms for self-closing gates are no less than 54 inches above grade or no less than 3 inches below the top of the gate on the pool or spa side. *ISPSC Section 305.3.3*
- ❑ When the house is part of the pools barrier, any doors or windows with sill height of less than 48 inches opening to the pool area are equipped with a UL 2017 compliant warning alarm or other approved means of protection. *ISPSC Section 305.4*
- ❑ Inspector has reviewed section 305 of the 2018 ISPSC for additional barrier requirements.