



TAYLOR LAKE VILLAGE

— a residential community on the lakes—

Residential Building Requirements for Pools

NO POOL SHALL BE ERECTED WITHOUT A PERMIT ISSUED BY THE BUILDING OFFICIAL.

IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL DEED RESTRICTIONS AND HOME OWNER'S ASSOCIATION REQUIREMENTS. **PLANS MUST BE SIGNED AND APPROVED BY HOA BEFORE SUBMISSION.**

THE FOLLOWING ITEMS MUST BE SUBMITTED IN **DUPLICATE**:

- [PERMIT APPLICATION](#)
- Pools with piers, caves, bridges, are large or have an unusual design may require a structural engineers stamp and signature.
- Drainage plan. (Show that storm water will not flow onto any adjacent property- may use arrows on the site plan to show above ground sheet flow to an approved place of disposal)
- Pool steel detail.
- Property survey stamped by a registered professional land surveyor.
- Site plan.
 - Location of pool. (10' from all property lines)
 - Location of decking. (10' from all property lines)
 - Location of equipment. (10' from rear property line and 5' from side property line)
 - Location of above and below ground electrical conductors. (5' from pool below ground and 10' horizontal and 22.5' vertical above ground)
- Elevation plan.
- Equipment schedule.
- Other information may be required due to the pool and decking design submitted
- Provide area calculations showing that the total area (footprint) for buildings and other non-permeable surfaces. Not more than fifty percent (50%) of the lot area shall be covered by buildings, driveways, sidewalks, patios, pool decks, or other surfaces that are not permeable. For the purposes of this calculation the water surface area of outdoor swimming pools shall be considered a permeable surface. Show your area calculations in detail.

PERMIT APPLICATIONS

IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL DEED RESTRICTIONS AND HOME OWNER'S ASSOCIATION REQUIREMENTS.

- The general contractor is responsible for assuring all subcontractors permits are pulled.
- Permit applications must be approved and permits issued **before** any work is started.

All minimum State Codes and City Ordinances must be met.

- Permits applications will not be approved if contractor is not registered with the city.
- Permits will not be issued if applications are not completed properly.

LICENSE REQUIREMENTS

- Electricians and Plumbers must provide a copy of their State License to the City.
- General, Plumbing and Electrical Contractors must provide proof of general liability insurance showing a minimum coverage of \$300,000 and listing The City of Taylor Lake Village as the certificate holder.

PERMIT APPROVAL

Please allow approximately ten (10) business days for plan review and permit approval. However, the length of time is affected by the completeness of the plan review package. The building official will review received plans within seven (7) days and will submit a letter listing all ordinance and code violations and/or missing documents. When all corrected documents listed are received in city hall, the final review will occur within seven (7) days. If a citizen feels the determination of the building official is an error he/she has a right to appeal to the Board of Adjustment.

INSPECTION REQUIREMENTS

INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE.

List of Inspections for a Pool in an order in which they generally occur

General Pool Stakeout- Location of proposed pool and equipment with relation to setbacks and easements.

General Pool Pier- Inspection to be performed after pier holes are drilled, but before concrete is placed in the holes. Reinforcing steel must be ready for concrete placement

General Pool Steel- Inspection to be performed after all forms, joints, reinforcing and reinforcement supports are in place, but before concrete placement.

Plumbing Rough In- Inspection to be performed after the installation of all underground piping, fittings and traps, but before any of these installations are covered.

Electrical Cover- Inspection to be performed after all wiring, fixture and device boxes, and panels are installed but before they are covered.

Plumbing Final- Inspection to be performed after all plumbing work has been completed. All fixtures and backflow prevention devices must be installed and operational. Backflow devices shall have been tested for proper operation. Plumbing final includes gas system test inspection.

Electrical Final- Inspection to be performed after all Electrical work on the project is complete.

General Final – Inspection to be performed after all work, including cleanup and debris removal, has been completed. All Electrical and Plumbing Final inspections must have been successfully completed prior to requesting the Pool Final inspection.

All minimum State Codes and City Ordinances must be met.