



Residential Pool and Spa

INSPECTIONS

Custom Pools and Spas

Custom (concrete and site-built) pools and spas typically require the inspector to visit the site for three groups of inspections. Below is a summarized list of what you can expect for each inspection.

FIRST POOL AND SPA INSPECTION

During the first visit, the building inspector will be inspecting the following items in accordance with the approved plan set and applicable code and laws:

Setbacks

The inspector will check for required setbacks.

Pool Steel

The inspector will check that the rebar and bond beam are installed per plans.

Pool Bonding

#8 solid copper conductor bonded to pool steel, light niche, diving jig, handrail, slide, metal fence, pool equipment pad and all metal within five feet (5') of the water's edge.

Pool Water Pressure Test

Plumbing pipes shall be pressure tested to twenty-five (25) pounds.

Pool UG Gas

The inspector will check the gas pipe burial depth, tracer wire and fittings.

Pre-Gunite

The inspector will check that all plumbing and electrical lines are complete to equipment pad and verify that all electrical rigid nonmetallic conduits above grade are schedule 80.

Clean Out

The inspector will verify that a clean out (minimum of 3") is available for draining of the pool.

SECOND POOL AND SPA INSPECTION

The second visit will include inspection of the following items in accordance with the approved plan set and applicable code and laws:

Interior Safety Device

The inspector will verify that the UL 2017 water hazard entrance alarms are installed and operable. They must have access to the interior of the home to conduct this inspection, unless a secondary barrier is present.

Pre-Plaster

Some items that the inspector will check for are proper barriers, anchoring of pool equipment, gas heater installation (if applicable), pool light conduit, labeled junction boxes, anti-siphon devices, bonding of all electrical components, labeled panels, blower installation, metal object bonding, overcurrent protection and disconnecting means, GFCI outlets and breakers installed, working clearance for mechanical equipment, access pathway, safety glazing for all glass within five feet (5') of the water's edge, pool drainage, and the required egress into pool and/or spa.

FINAL POOL AND SPA INSPECTION

The third visit will include inspection of the following items in accordance with the approved plan set and applicable code and laws:

Pool Gas Test

The pool gas test will be required for gas heated elements/equipment, if present. This test **must** be scheduled with the Final Pool and Spa Inspection. The minimum pressure for underground poly gas pipe is 60 psi.

Final Pool

The inspector will check for complete labeling, UV protection, functional equipment, proper clearances, secured bonding, required drainage, permanent barriers, self-latching gate, lighting, and adequate handhold or bench.

Prefabricated Pools and Spas

Prefabricated (ceramic/fiberglass) pools and spas typically require the inspector to visit the site for three groups of inspections.

FIRST POOL AND SPA INSPECTION

Setbacks

Same requirements as listed in first custom site-built inspection visit.

Pre-Back Fill

The inspector will check that all plumbing and electrical lines are complete to equipment pad and correct. Also, verify bedding material to be free of all abrasive material. Ensure all electrical rigid nonmetallic conduits above grade are schedule 80 and that all permanent barriers are in place.

Pool Bonding

Same requirements as listed in first custom site-built inspection visit.

Interior Safety Device

Same requirements as listed in first custom site-built inspection visit.

Pool Water Pressure Test

Same requirements as listed in first custom site-built inspection visit.

Pool UG Gas

Same requirements as listed in first custom site-built inspection visit.

Clean Out

Same requirements as listed in first custom site-built inspection visit.

SECOND POOL AND SPA INSPECTION

Pre-Deck

Same requirements as listed in second custom site-built inspection visit, except pool deck is not installed and shell anchor system is open for inspection.

FINAL POOL AND SPA INSPECTION

Pool Gas Test

Same requirements as listed in final custom site-built inspection visit.

Final Pool

Same requirements as listed in final custom site-built inspection visit.

For questions regarding these inspections, please contact our Building Inspections Office at 702.267.3900.

For more information regarding the adopted Pool and Spa Code and Amendments, visit our website.