

City of Bellaire

DEVELOPMENT SERVICES

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AGREEMENT FOR POOL DRAINAGE TO SANITARY SEWER

I certify that I am the homeowner at _____ (print address),
and the following company, _____, will be acting as the General
Contractor for the Swimming Pool/Spa.

RULES & REGULATIONS FOR DRAINING SWIMMING POOLS, SPAS, AND HOT TUBS

Purpose: Swimming pool and Spa water can contain chlorine, bromine, algaecides, biocides, water conditioners, stabilizers and other chemicals which are toxic to fish and other aquatic life. Diatomaceous earth (DE), cellulose fiber, and sand particles from backwash water can fill in spaces in the gravel of a stream bed, preventing oxygen from reaching fish eggs and young fish. DE and cellulose fiber can also clog fish gills. Large quantities of these chemicals can cause fish kills, destabilizing fish populations and thereby adversely affect the local wildlife food chain. The use of oils and other additives in hot tubs and spas raises another level of concern. All of these pollutants can also lead to higher water treatment costs for drinking water.

The City of Bellaire has developed, implemented and actively enforces a Stormwater Management Program (SWMP). Stormwater quality is regulated at the federal level by the Environmental Protection Agency (EPA), the state level by the Texas Commission on Environmental Quality (TCEQ), and at the local level by the City of Bellaire's Public Works Department.

As authorized in 1972 by the federal Clean Water Act, the National Pollution Discharge Elimination System (NPDES) program controls water pollution by establishing permit requirements for sources that discharge pollutants to waters of the United States. TCEQ assumes the authority to administer the NPDES program in Texas which is known as the Texas Pollution Discharge Elimination System (TPDES).

What Does The TPDES Permit Require of Bellaire? As aforementioned, the development, implementation and enforcement of an SWMP. The goals of the plans are to:

- Reduce the discharge of pollutants to the maximum extent possible,
- Protect water quality, and
- Satisfy the appropriate water quality requirements of the Clean Water Act.

The following provisions have been adopted from information provided by the Texas Commission of Environmental Quality (TCEQ) for the purpose of assuring that swimming pools, spas, and hot tubs are drained in a proper manner to limit, or reduce, effects on the ecology of the area, adjacent or adjoining properties and water treatment facilities.

Swimming Pool Drainage: These regulations have been developed to provide for the safe release of pool water onto the ground surface and/or into the sanitary sewer system. Drainage directly into municipal storm water systems and/or directly onto public roads or right-of-ways shall not be considered an option. Whether or not the pool features a cartridge filtration system or is a saltwater pool, it shall be drained to the sanitary sewer system, as required by the Authority Having Jurisdiction (AHJ) – that being the City of Bellaire.

***Exceptions:** So called “kiddy” and baby pools are exempt from these regulations, since they are generally untreated and unfiltered units, having a depth of less than twenty-four (24”) inches. Nonetheless, these regulations shall apply to the degree that no drainage of those pools shall be directed onto an adjacent property, a public right-of-way nor a public storm water system. Drainage may only be directed onto the property’s ground surface and/or into the sanitary sewer system.*

First -- and foremost -- no chlorine, bromine, or other disinfectants shall be introduced to the water for a minimum period of five (5) days prior to the intended discharge of pool water. Water should be circulated during the five-day pre-drain period in order to avoid growth of microorganisms. After the five-day period has expired, disinfectant levels shall be checked using a pool test kit. Little or no traces of chlorine or bromine should be present (if levels are still elevated, additional waiting time is needed, and you will need to check again, using the test kit in a day or two...).

*You may proceed with draining to the **sanitary sewer system** only when acceptable levels have been reached and after authorization by the City of Bellaire’s Public Works Department, as a component of our SWMP and the TCEQ’s Municipal Separate Sanitary and Stormwater System (MS4) criteria. The wastewater shall be drained via a safe waste (siphon proof) connection – or indirectly, by providing an “air gap” --- to the sanitary sewer system. This is required by the 2018 International Swimming Pool and Spa Code, Sec. 320.1 (locally amended so as to prohibit wastewater from being discharged to the storm sewer system) and Sec. 302.6, in accordance with the 2018 International Plumbing Code (IPC) or the International Residential Code (IRC), as applicable, in accordance with Section 102.7.1.*

When **discharging onto the ground**, you may proceed only when acceptable levels have been reached. The preferred method is always slow release, using a ¼” or ½” garden hose. A pump may be used to begin the siphon process. Once flow has begun the pump should be turned off. It may be necessary to restart the pump to fully drain the pool. If a pool owner is draining a significant amount of water (5,000 gallons or more) it may be necessary to stage drainage to drainage to assist in the percolation into the subsurface area. Pool water shall only be discharged onto ground with as much as possible percolating into the soil. The area to be used should be a well-draining grass covered surface, generally in close proximity to the pool.

The precautions noted herein must be taken for the purpose of minimizing any ecological impact as well as impacts on adjoining property owners and City facilities and infrastructure. The property owner(s) shall realize that they may be held liable for any adverse impacts, ecological or otherwise, resulting from drainage of the pool. No discharge shall be made during freezing temperatures, for any reason.

There are three options for draining your swimming pool or spa water however before draining your pool or spa you must de-chlorinate the water.

- Allow the water to sit in the sun for 5 to 10 days without adding any chlorine or other chemicals
- Use a chemical de-chlorination additive: Contact your local pool store for options
- Use a simple chlorine test kit to verify water is de-chlorinated.

Drain pool water to your yard or landscape areas:

- This allows the water to soak into your grassy areas and filter out any residual pollutants.
- Don't cause flooding of your neighbor's property or any other adjacent property.
- The land area is sufficient to prevent yard erosion and sediment runoff into a ditch, creek, or storm drain system.

Drain pool water to the sanitary sewer system:

- Locate the sanitary sewer cleanout on your property or an indoor drain such as a sink or bathtub.
- Using a hose, connect a siphon or sump pump that pumps no more than 50 gallons per minute.
- Pump the water from the pool or spa to the cleanout or indoor drain.
- Replace all cleanout covers when finished.

Swimming pool water may be discharged to the storm drain when the following conditions are met:

- The pool or spa is completely de-chlorinated.

- The pH of the water is between 6.5 and 9.
- There is no discharge of acid cleaning wastes, filter media or other pool chemicals.
- Discharge water will not pond in the street or flow to neighboring properties.
- Drainage hoses must stay on your property and drain directly to the street.

Having signed below, we agree to the above condition of permit.

Swimming Pool/Spa Company/Contractor:

Signed: _____ Date: _____

Printed Name: _____

Resident(s):

Signed: _____ Date: _____

Printed Name: _____

Signed: _____ Date: _____

Printed Name: _____