

FREQUENTLY ASKED QUESTIONS

DO I NEED A PERMIT TO BUILD OR REPLACE A FENCE?

Yes, if you have a pool or spa; if the side or rear of your house faces a street; if you are changing the height, location, or materials; or if you are replacing more than 50% of the fence within 6 months

ARE THERE SPECIAL RULES IF I HAVE A POOL OR SPA?

Yes, see below

PERMITS & FEES

A Fence permit is required if *any* of the following applies:

- The fence is new
- You are changing the height, location, or materials
- You are replacing more than 50% of the fence within a 6-month period
- The fence encloses a pool or spa
- The side or rear of your yard faces a public street

The Permit Type is BUILDING (RESIDENTIAL) or BUILDING (COMMERCIAL) and the Work Class is FENCE.

The fee is \$50. If you are also replacing a retaining wall, a separate permit is required.

SUBMITTAL REQUIREMENTS

All permit applications and inspection requests are done online through the City's CSS portal:

<https://energovcss.coppelltx.gov/EnerGovProd/SelfService#/home>

Typical submittal requirements for Fence permits include, but are not limited to, the following. Submittal requirements may vary depending on the scope of work. Additional documents may be requested by City staff. Documents must be in PDF format.

- Description of the work in the online application. Include the height, materials, and orientation of the pickets (vertical or horizontal).
- Property survey with the location of the fence marked on it
- Note or show whether there is a pool or spa



FENCE PERMITS

Please note that if there is a floodplain or floodway anywhere on the lot, the survey that you submit must show the most current FEMA floodplain boundaries. In addition to the building permit, you must also apply for a Floodplain Development Permit (free of charge). Your permit application must be reviewed by the Engineering Department, so please allow extra time for plan review. <http://www.coppelltx.gov/Documents/Government/Engineering/Engineering%20Permits/Floodplain%20Permit%20Form.pdf>

TYPICAL REQUIRED INSPECTIONS

Typical inspections for Fence permits include, but are not limited to, the following. Required inspections may vary, depending on the scope of work. City-approved plans must be on site for all inspections. Inspections that are requested before 4 pm will be conducted the next business day.

- Final Fence
- Electrical (if automatic gate controls)
- Additional inspections may be required by the Fire department for commercial gates

GENERAL REQUIREMENTS

- The maximum height for a fence is 9 ft, as measured from the ground on the inside of the fence
- Metal posts are required
- Fences along alleys must be at least 5 ft from the edge of alley paving
- Any portion of a fence facing a public street must have the posts and horizontal rails facing the inside of the fence
- Fences are not allowed in front yards
- Fences are not allowed in floodplains, floodways, or drainage easements
- Approved materials include wood, metal or wrought iron, stone or brick with mortar and a decorative texture or finish (not painted), decorative metal, or composite
- Metal fences may be black, off-white or earth-toned. Composite fences must be earth-toned.
- Prohibited materials include chain link, barbed wire, sheet metal, and similar materials. Chain link is allowed on industrial properties where it is not visible from the street. Electric fences are prohibited.
- Automatic closures for driveway gates must have an approved stop-and-reverse mechanism
- Commercial gates across driveways may require approved opening devices for Fire Dept. access
- It is the applicant's responsibility to know and abide by property lines



FENCE PERMITS

POOL BARRIER REQUIREMENTS

The City of Coppell has adopted the 2018 International Swimming Pool and Spa Code and amendments in Chapter 15 of the Code of Ordinances. Additional regulations can be found in the code itself. The fencing provisions of this code aim to increase safety by decreasing the chances of someone accessing a pool without the owner's knowledge or supervision. The following regulations are intended to prevent a person from climbing the fence from the outside or accessing the pool through the gates. If there is a fully compliant barrier surrounding the pool, or there is an approved automatic pool cover, these regulations may not apply to the perimeter fence.

- Posts and horizontal rails must be on the inside of the fence
- The fence cannot have any horizontal indentions or protrusions on the side facing away from the pool. Horizontal board-on-board, lapped, or staggered pickets are not allowed.
- Gates must open away from the pool area
- Gates must have self-closing springs or hinges
- Latches must be self-catching and be at least 54 in above grade
- Driveway/vehicular gates cannot be a part of a pool enclosure
- Minimum fence height for pool and spa enclosures is 48 in.
- Maximum 2 in gap between the bottom of the fence and the ground
- No openings that would allow a 4 in or greater sphere to pass through
- Spacing between vertical members should not exceed 1 ¾ in.

CODES AND ORDINANCES

The City of Coppell has adopted the 2015 Editions of the International Building, Residential, Energy, Plumbing, Mechanical, Fire, Property Maintenance, and Existing Building Codes. The City has also adopted the 2014 National Electric Code and the 2018 International Swimming Pool and Spa Code. Engineers involved in the design or construction must be licensed in the State of Texas. The Code adoptions and local amendments can be found in Chapter 15 of Coppell's Code of Ordinances. Zoning regulations are in Chapter 12, and fence regulations are in Chapter 9. All contractors must be registered with the City of Coppell and licensed as required by the State.

https://library.municode.com/tx/coppell/codes/code_of_ordinances