



RESIDENTIAL SWIMMING POOL / SPA DEMOLITION GUIDANCE

PURPOSE:

The purpose of this document is to identify the minimum requirements for the demolition or removal of an existing in-ground pool or spa. A building permit is required for the demolition or removal of a pool or spa. Commercial swimming pools and spas shall follow option B (complete removal) only.

GENERAL OPTIONS:

- A. If the area of pool removal is intended to become open space, landscape or garden areas and is not intended to support any structure, driveway, or other similar element, the pool shell may remain below grade subject to the requirements noted below.
EXCEPTION - If the primary residence is being demolished, then the pool and it's supporting equipment must also be removed in it's entirety. (option B only)
- B. If the pool area after demolition is intended to support any structure such as a new building or addition, outbuilding, driveway, patio, deck or other similar element, then the pool shell is required to be removed in its entirety, disposed offsite at an approved location, and backfilled with approved engineered and compacted fill. A Geotechnical report prepared by a licensed engineer shall be required for this option.

PERMIT SUBMITTAL REQUIREMENTS:

Provide clear, legible site plan drawn to scale showing all information necessary to describe the scope of work. At a minimum plans shall include all of the following:

- Property address
- Tax Parcel Number
- All Property lines
- North Arrow or other direction designation
- Location of all structures on the property
- Location and size of the pool or spa to be removed
- Dimensioned clearances from existing property lines, nearby structures, retaining walls and setbacks at time of permit application.
- Location of proposed removed debris and/or backfill storage during construction.
- Specifications and details for erosion control measures proposed during construction.

If option A is proposed:

- Provide original signed property owner(s) acknowledgement form.



If option B is proposed:

- Provide a Geotechnical report stamped and signed by a licensed engineer clearly outlining recommendations for removal, backfilling, compaction and final grading of site.
- Provide City's completed Special Inspection and Testing Agreement identifying excavation and backfill requirements, and the City approved testing agency providing verification and certification.

POOL DEMOLITION:

- Pool water shall be free of debris and contamination and shall not be drained into any sanitary sewer system.
- All existing plumbing, electrical and gas lines serving the pool or spa and related equipment shall be disconnected, capped and made safe at the source.
- If the pool shell is to remain, a minimum of 3 - 1' diameter minimum holes shall be drilled or broken in the bottom of the pool or 1 - 1' diameter minimum hole drilled or broken in the bottom of a spa shell. The holes shall be equally spaced across the deep end of the pool or spa shell.
- A minimum 15" depth of 3/4" to 1 1/2" class II permeable free draining rock shall be placed over the bottom of the shell prior to backfilling.
- The upper 2' below final finished grade of the pool shell shall be demolished and spoils from the shell shall be removed and properly disposed of.
- The upper 24" of fill shall be well graded, organic fill sufficient for landscaping, and not containing rocks or cobbles greater than 3" in diameter.
- If option B is proposed, the fill material shall be as specified by the Geotechnical Report, and will be required to be placed under the direct supervision of the project Geotechnical Engineer. All fill shall be placed in 8" maximum lifts, compacted to a minimum of 90% relative compaction or as otherwise directed by the project Geotechnical Engineer.

STORAGE OF BACKFILL MATERIALS:

- Backfill materials shall not be stored on public streets or right of way.
- Stored backfill materials shall be protected by appropriate erosion control measures.



INSPECTIONS:

- A minimum of 2 inspections will be required for the removal.
- One inspection will be required to verify the drainage holes at the bottom of the pool or spa and/or the removal of concrete pool shell, open excavation, and placement of erosion control devices.
- One inspection will be required at time of final, when the excavation is completely backfilled and if compaction testing is required, all approved and signed compaction test reports are available on site for the inspector.
- At time of final the inspector will verify all related plumbing, electrical and gas lines serving the pool or spa and related equipment have been removed, capped and made safe at the source.

OWNER ACKNOWLEDGEMENT:

As a condition of choosing option A, the owner shall complete and sign a form of acknowledgement (following page), agreeing to the following:

- The owner agrees that by choosing option A, the un-compacted backfill in a pool or spa shell or excavation may result in differential settlement and agrees to use the area for open, landscape or garden purposes only.
- The owner shall agree to disclose upon sale, the demolition of any pool or spa. Such disclosure shall include the size and location of the demolished pool or spa, and that such demolition was completed without full removal of the pool shell, and was filled with pool shell debris and un-compacted backfill.