

## CEDD Policies and Procedures

# Pool and Spa Demolition Policy

### **Purpose:**

To establish a standard for demolition and backfill of existing swimming pools.

### **Policy:**

When a swimming pool/spa is to be demolished and backfilled, the following shall be required:

1. Prior to commencing any demolition activity, a building permit shall be issued and appropriate fees paid. A single permit may be issued to cover building, plumbing, and electrical demolition work. A city plot plan form must be completed by the applicant. The form shall specify the exact locations of the pool to be demolished and other structures on the site.
2. Remove bond beam and gunite pool walls to a minimum of 24 inches below existing grade.
3. Pool floor shall be broken up to permit the free drainage of water. A minimum of two holes shall be made. A hole not smaller than 4 square feet shall be made in the deep end and one in the shallow end of the pool. Additional 1 square feet holes shall be distributed evenly at a rate of one for every 50 square feet of the pool area.
4. All utilities serving the pool (plumbing, electric, mechanical) shall be terminated in an approved manner.
5. An inspection shall be requested prior to back-filling pool/spa and shall be inspected by the City Building Inspector verifying removal of bond beam 24 inches below existing grade, drainage holes and correct termination of utilities.
6. Upon approved inspection by the City Building Inspector, back-filling of the pool/spa shall commence, subject to the following conditions:
  - A Soils Engineer shall certify that the expansion index of the fill does not exceed 20 or obtain Building Official approval.
  - A Soils Engineer shall certify that the fill is compacted to a minimum of 90% of the maximum density.
7. The expansion index and compaction certification shall be filed with the building inspector before the permit can be finalized.

### **Analysis:**

This policy provides a detailed guideline on pool demolition. This guideline may also be used for demolition of similar subsurface structures like septic tanks and seepage pits. Required certification from a Soils Engineer may be waived if the pool is located where no future structure is allowed to be built.