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## INFORMATION BULLETIN: 26-012

# SWIMMING POOL AND SPA DEMOLITION

### PURPOSE

The purpose of this policy is to establish uniform requirements for the demolition of swimming pools and spas, including proper preparation of the existing shell, placement of approved backfill materials, required inspections, and conditions for future use of the backfilled area. This policy is intended to ensure public safety, proper drainage, and compliance with applicable building and grading standards.

### ANALYSIS

Improper demolition and backfilling of swimming pools and spas may result in drainage issues, soil settlement, and unsafe conditions for future site use. Clear requirements for shell removal, backfill materials, compaction methods, and inspections are necessary to ensure consistent enforcement and long-term site stability. This policy provides objective standards for both non-structural and structural backfill conditions while allowing flexibility for landscape use and future development subject to geotechnical evaluation.

### POLICY

Demolition of a swimming pool or spa shall be performed under a demolition permit issued by the City. Pool and spa demolition includes preparation of the existing shell, placement and compaction of approved backfill materials, and final grading to finished grade.

- 1. Permit Requirement**

A demolition permit is required for all swimming pool and spa demolitions and shall be obtained through the City's Development Access portal.

- 2. Pool Bottom Removal**

A minimum of two openings, each not less than twelve (12) inches in diameter or equivalent, shall be provided in the pool bottom for drainage. One opening shall be located at the lowest point of the pool. A bottom removal inspection is required and must be approved prior to placement of any backfill material.

- 3. Drainage Layer**

A minimum of twelve (12) inches of No. 4 rock, approximately one (1) inch to two and one-half (2½) inches in size, shall be placed at the bottom of the pool. Demolition materials from decking or coping may be placed on the rock, provided no individual piece exceeds three (3) inches in dimension.

- 4. Backfill**

The remaining pool cavity shall be backfilled with clean, easily compacted fill sand. Backfill materials shall be moisture-conditioned and placed in lifts.

5. **Non-Structural Backfill**

When the backfilled area is intended for non-structural or landscape use only, compaction by tractor rolling or mechanical tamping is permitted. No specific compaction testing is required. The upper eighteen (18) inches may consist of suitable planting material.

6. **Structural Backfill**

When the backfilled area is intended to support future structural improvements, backfill shall be placed in lifts and compacted to a minimum of ninety percent (90%) relative compaction. A compaction report prepared by a geotechnical consultant shall be submitted prior to final inspection and permit closure.

7. **Future Construction**

Backfilled pool or spa areas **shall not be** considered suitable for structural construction unless a geotechnical foundation investigation is performed and recommendations are incorporated into the design.

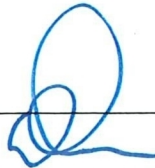
8. **Final Grading**

Final grading shall be completed to prevent ponding and ensure proper drainage of irrigation and storm-water.

**REQUIRED INSPECTIONS**

The following inspections are required:

- Disconnection and removal of all electrical wiring, conduits, and raceways serving pool or spa equipment and lighting
- Disconnection and capping of gas lines at the meter and equipment
- Inspection of pool bottom drainage openings prior to backfill placement
- Verification of rock and sand backfill by City inspection or geotechnical observation
- Final grading inspection for drainage compliance

<b>Approved:</b> David Dent <i>Deputy Director/Chief Building Official</i>	Signature: 
	Date: 3/11/22