



POOL / SPA DEMOLITION

City standards for all pool and spa demolition permits

Permit Required

A demolition permit is required to be obtained prior to any work.

A homeowner, General Contractor (B-1), Swimming Pool Contractor (C-53) or Demolition Contractor (C-21) may apply for the permit.

Required

1. Submit through the City's Online Permit Portal a plot plan showing the location of the swimming pool and set backs from structures and property lines .
2. Remove all decking and pool bond beam to within 12" below grade.
3. Remove all pool equipment, relating electrical conduit and gas lines. Electrical & gas capped off at the meter location

Choose one of the following options:

Option A – No soils engineer involved

1. Leave shell.
2. Remove the top 24" of pool wall.
3. Drill (2) – 3'x 3' holes in the lowest portions of the pool bottom.
4. Fill pool shell with crushed rock to within 18" of finished grade.
5. Apply "Geo-technical filter cloth" over rock.
6. Cover with top soil and compact as needed to prevent future consolidation.

Option B – With soils engineering

1. Break out entire pool bottom or puncture holes, as in "Option A" above, in the bottom of the pool structure or remove shell completely.
2. Back fill with minimum $\frac{3}{4}$ " gravel to a depth of 6 ft along entire pool/spa bottom.
3. Backfill with dirt and compact every 12" lift of dirt up to the finished grade.
4. Submit a soil compaction report, signed by a licensed Soils Engineer, demonstrating that a minimum compaction of 90% has been achieved.

Inspections

After a demolition permit has been obtained, the following elements must be inspected:

1. Bottom and bond beam removal.
2. Disconnection and removal of electrical lighting, electrical feeds for equipment and related gas lines.
3. Final inspection – finish grade (Option B - Submit required soils compaction report).

Inspections may be scheduled for the following workday through the City's Online Permit Portal or by calling 949-707-2660. If you have any additional questions regarding this process, you may contact a Building Inspector at 949-707-2678.