



DEMOLITION OR ABANDONED POOL REQUIREMENTS

Building Inspection Requirements

The following requirements are for the backfilling of existing residential or commercial swimming pools or spas. The backfilling method which you intend to use will need to be approved by the County Building Official, and will depend on the intended future use of the fill.

A pool or spa may be backfilled with engineered fill suitable to support the footings of a new structure (**item I**), or the pool or spa shell may be left in-place and backfilled with uncertified fill (**item II**). In both cases, a **permit is required**.

Applications/permits will be designated as G-supervised (engineered fill supporting a structure, item I), or GN-unsupervised (non-engineered, uncertified fill, not supporting a structure, item II). The permit application and plans will be taken in and reviewed by the Building Inspection Grading Division for review and approval.

I. Backfilling with Engineered Fill (G)

Requirements for Placement of Engineered Fill: All materials used to backfill swimming pools or spas shall be approved fill and compacted to a minimum of 90 percent relative compaction - or as required by a soils engineer – in accordance with ASTM D1557. In accordance with Division 716 Article 716-8.4, 716-8.402 – 716-8.424, such fill shall be tested by an accredited soils engineering firm and/or testing agency recognized and approved by the County Building Official. A final compaction report prepared by a licensed civil or geotechnical engineer shall be submitted to the County Building Inspection Division for review and approval prior to granting approval of any fill.

The following steps shall be followed:

- A. Provide Four (4) copies of the site/plot plan (see attached example), and two (2) copies of the geotechnical report. Plan shall show pool/spa dimension and distance from property lines and other structures on the property.
- B. The grading permit being issued indicating that the pool/spa fill is compacted. The grading permit fee shall be based on the cost of performing the work.
- C. Applicant must clearly indicate on the application the source of the dirt, to ensure that no unpermitted or improper grading operations are being conducted on site for the purpose of obtaining the needed dirt to fill the pool or spa.
- D. The pool or spa shell shall be removed from the site upon the soils engineer recommendation. The pool or spa may remain, upon review and approval by the County Building Official, if the engineer recommends the location and percentage of the pool's bottom to be broken to allow for drainage.
- E. The bottom of the pool or spa shall be inspected and approved by the soils engineer and the County Building Official prior to placing the compacted fill.
- F. Note on the approved site plans that the foundation for any newly proposed structure in the area of the pool/spa fill shall not be poured prior to approval of the final compaction report and inspection by the County Building Official.
- G. County Building Official shall be notified when grading operation is ready for each of the following inspections:
 1. #601 Rough Grade (bottom/excavation inspection)
 2. #608 In-progress (48" from finished grade)
 3. #620 Grading/Drainage Final (final inspection)

II. Backfilling with Uncertified Fill and Leaving the Pool or Spa Shell in Place (GN)

Conditions of approval: Leaving the pool or spa shell in-place and backfilling with uncertified fill may be allowed in self-contained areas where the fills are not to be used to support buildings or structures and no hazard will be created by this activity as determined by the County Building Official.

The following steps shall be followed:

- A. Provide four (4) copies of a site/plot plan showing existing pool/spa dimensions and distance from property lines and other structures on the property. See attached site/plot plan example.
- B. The grading permit being issued shall indicate that the pool/spa fill is uncertified. Permit fees shall be based on the cost of performing the work.
- C. Place a note on the parcel stating **"Restricted Area on Site, due to abandoned swimming pool not Suitable for Building"**.
- D. The existing pool or spa shall not be located on ground sloping steeper than 10 percent. In the event that the pool is located on ground sloping steeper than 10 percent, then the backfilling procedures in item I of these requirements (backfilling with structural compacted fill) shall be followed.
- E. Applicant must clearly indicate on the application the source of the dirt, to ensure that no unpermitted or improper grading operations are being conducted on site for the purpose of obtaining the needed dirt to fill the pool or spa.
- F. The plot plan shall have the following notes:
 - Provide a minimum of three drainage holes, a minimum of 24 inches in diameter, in the bottom of the pool/spa, a maximum of 8 feet apart to facilitate drainage. At least one hole shall be located in the deepest section of the pool shell.
 - Backfill material shall be in accordance with Division 716 Article 716-8.4, 716-8.402 – 716-8.424.
 - Inspection and approval for all drainage holes by the County Building Official is required prior to placement of any fills.
- G. The backfilled area shall be used for landscaping purposes only.
- H. The top 24" of the bond beam shall be removed, unless the top remains above grade. The concrete debris from the bond beam may be placed in the bottom of the pool to facilitate drainage, provided however, no concrete or debris less than 6" in diameter, including coping, are placed within the required drainage holes.
- I. The County Building Official shall be notified when the grading operation is ready for each of the following inspections:
 1. #601 Rough Grade (bottom inspection after drainage holes have been made and prior to placement of any fill)
 2. #608 In-progress (48" from finish grade)
 3. #620 Grading/Drainage Final (final inspection)