

DEMOLITION/BACKFILL OF EXISTING SWIMMING POOLS

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

1. A building permit shall be issued to “demolish existing swimming pool, remove equipment, cap/terminate gas and electrical system, and fill excavation with less than 50 cubic yards of earth.” In general, it will not be necessary to issue separate electrical, mechanical and grading permits.
2. A dimensioned plot plan shall be completed by the applicant. This plot plan must clearly specify the locations and uses of existing buildings on the site and the location of the existing pool and proposed fill.
3. The pool shall be removed to a point 2’-0” below the resulting finished grade and drainage holes shall be made in the bottom of the pool as follows:
 - a. One 2”-0” square hole (or other opening of equivalent area) in the deep end of the pool;
 - b. Additional 1’-0” square holes (or other openings of equivalent area) distributed evenly at a rate of one of every 50 square feet of pool area; and
 - c. Two holes minimum.
4. City approved backfill procedure shall be as follows:
 - a. Place a 12” thick layer of pea gravel or #4 rock over the entire bottom of the pool/spa.
 - b. Continue to backfill the pool/spa with easily compacted “dirty” sand, commonly called fill sand at building supply outlets. Fill with dirty sand to within 30” of the final surface. Broken concrete from the pool/spa decking or coping shall not be used for backfill. Compact the soil firmly with hand compaction equipment on 6” thick sand lifts with prudent use of water.
 - c. If hardscape is to be constructed over the pool/spa area, fill sand may be placed up to the sub grade level for the hardscape material.
 - d. If the pool/spa area is to be landscaped, the upper 18” may be backfilled with suitable planting medium.
 - e. Final grading of the area shall be done so as to avoid ponding of irrigation or rainfall.
5. The applicant may provide the City’s counter technician with a soils engineer’s written recommendation (stamped and signed) specifying the fill material to be used, the placement of backfill, and method of compaction if City standard is not used;
 - a. The soils engineer shall certify that the expansion index of the fill does not exceed 20 and provide written certification at completion.
6. An inspection will need to be requested and after the first inspection is made and approved, the fill may be placed.

NOTE: The area of the pool/spa backfill **WILL NOT** be suitable for construction such as room additions, decks, etc., until a geotechnical investigation and inspection is performed by a registered soils engineer.