

 <p>CITY OF AGOURA HILLS</p>	<p>CITY OF AGOURA HILLS BUILDING & SAFETY DIVISION 30001 LADYFACE COURT AGOURA HILLS, CA 91301</p>	<p>PHONE: (818) 597-7334 FAX: (818) 597-7352 www.AgouraHillsCity.org</p>	
<p>POOL/SPA DEMOLITION REQUIREMENTS</p>		<p>OP-06</p>	<p>4-15-22</p>

PURPOSE:

The purpose of this document is to identify the minimum requirements for the demolition or removal of an existing in-ground pool or spa. A building permit is required for the demolition or removal of a pool or spa.

PERMIT REQUIRED:

A demolition permit is required to be obtained prior to any work. Homeowner, General Contractor (B), swimming Pool Contractor (C-53), or Demolition Contractor (C-21) may apply for a demolition swimming pool permit.

GENERAL OPTIONS:

- A. If the area of pool removal is intended to become an open space, landscape, or garden area and is **not intended to support any structure**, driveway, or other similar elements, the pool shell may remain below grade subject to the requirements noted below.

- B. If the pool area after demolition **is intended to support any structure** such as a new building or addition, outbuilding, driveway, patio, deck, or other similar elements, then the pool shell is required to be removed in its entirety, disposed of offsite at an approved location, and backfilled with approved engineered and compacted fill. A Geotechnical report prepared by a licensed engineer shall be required for this option.

PERMIT SUBMITTAL REQUIREMENTS:

Provide a site plan/plot plan drawn to scale showing all information necessary to describe the scope of work. At a minimum plans shall include all of the following:

- Property address
- Assessor’s Parcel Number
- Fully dimensioned property lines
- North Arrow or other direction designation
- Location of all structures on the property
- Location and size of the pool or spa to be removed
- Specify proposed fill material
- Specify if the pool shell is to remain (option A) or if the pool shell is to be removed (option B).
- Dimensioned clearances from existing property lines, nearby structures, retaining walls, and setbacks at the time of permit application.
- Location of proposed removed debris and/or backfill storage during construction.
- Specifications and details for erosion control measures proposed during construction.

If option A is proposed:

- Provide original signed property owner(s) acknowledgment form.

If option B is proposed:

- Provide a Geotechnical report stamped and signed by a licensed engineer clearly outlining recommendations for removal, backfilling, compaction, and final grading of the site.

POOL DEMOLITION:

- Pool water shall be free of debris and contamination and shall be drained on-site by percolation or into the storm drainage system. De-chlorinated swimming pool water is an allowable discharge to the storm drain system as long as it is not cleaning wastewater and/or filter backwash. Contaminated and chlorinated water must be taken off-site and discharged at an approved containment facility.
- Removal of all above-ground pool plumbing including pumps and heaters is required.
- Gas line shall be disconnected and capped off at the meter and equipment location
- Electrical sub-panel shall be removed and all electrical sub-feed conductors shall be removed back to the electrical service supply connection. Conversion of the existing pool electrical system to any other use will require a separate permit and approval.

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• **Option A**

- If the pool shell is to remain, a minimum of three (3) - 2' diameter minimum holes shall be drilled or broken in the bottom of the pool, and one (1) - 2' diameter minimum hole drilled or broken in the bottom of a spa shell. The holes shall be equally spaced across the deep end and each level of the pool or spa shell.
- A minimum of 12" of #4 rock (1" to 2-1/2" class II permeable free-draining rock) shall be placed over the drain holes and the bottom of the pool shell.
- Remove the pool coping, bond beam, and steel rebar around the perimeter of the pool and spa to a level of at least 18" below grade. Demolition materials from the coping and bond beam may be placed on the gravel prior to backfilling. The dimension of the material shall not exceed 3".
- The pool/spa must be backfilled with self-compacting fill, sand (Type SE25), clean fill dirt, or as specified in the soils report.

• **Option B**

- Demolition and fill material shall be as specified by the Geotechnical Report, and will be required to be placed under the direct supervision of the project Geotechnical Engineer. All fill shall be placed in 8" maximum lifts, compacted to a minimum of 90% relative compaction or as otherwise directed by the project Geotechnical Engineer.
- Provide a certified soils compaction report to City Inspector.

• **Storage of Backfill Materials:**

- Backfill materials shall not be stored on public streets or right of way without an encroachment permit.
- Stored backfill materials shall be protected by appropriate erosion control measures.

• **Inspections:**

- A minimum of 2 inspections will be required for the removal.
- One inspection will be required to verify the drainage holes at the bottom of the pool or spa and/or the removal of the concrete pool shell, open excavation, and placement of erosion control devices.
- One inspection will be required at the time of final when the excavation is completely backfilled and if compaction testing is required, all approved and signed compaction test reports are available on site for the inspector.
- At the time of final, the inspector will verify all related plumbing, electrical, and gas lines serving the pool or spa and related equipment have been removed, capped, and made safe at the source.

• **Owner Acknowledgement:**

As a condition of choosing option A, the owner shall complete and sign a form of acknowledgment, agreeing to the following:

- The owner agrees that by choosing option A, the backfill in a pool or spa shell or excavation may result in differential settlement and agrees to use the area for open, landscape, or garden purposes only.
- The owner shall agree to disclose upon sale, the demolition of any pool or spa. Such disclosure shall include the size and location of the demolished pool or spa, and that such demolition was completed without full removal of the pool shell, and was filled with pool shell debris and backfilled.

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POOL DEMOLITION ACKNOWLEDGEMENT

I/We, _____ am/are the owner(s) of the property address: _____

and have applied for a Building Permit to remove an in-ground: Swimming Pool / Spa

I declare that the area of the pool or spa after removal and backfill will be used for open, garden or landscape purposes only and that no structure, outbuilding, deck, patio, driveway or other similar elements will be placed or constructed at this location. I acknowledge and understand that the backfill in a pool or spa shell excavation may result in differential settlement and agree to remediate any hazards or safety issues that might result from the said differential settlement. I agree to disclose upon sale, the demolition and backfill of any pool or spa. Such disclosure shall include the size and location of the demolished pool or spa, and that such demolition was completed without full removal of the pool shell, and was filled with pool shell debris and backfilled.

Date: _____

Owner Printed Name _____ Signature _____

Owner Printed Name _____ Signature _____