



Demolition of Swimming Pools

CITY OF NEWARK, CALIFORNIA
DIVISION

BUILDING INSPECTION

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GENERAL

There are minimum standards whenever an in-ground concrete (gunite) swimming pool or spa is demolished, removed, or abandoned. Contractors and homeowners have two options:

- **Complete removal not intended to support any structure (Option A).** The pool would need to be completely removed. This approach does not require the services of a California licensed Geotechnical Engineer or Civil Engineer. However, the backfill site will not be suitable for future building construction activity since the previous pool location was not “backfilled” per a geotechnical or civil engineers report.
- **Complete removal to prepare the site for future construction activity (Option B).** This approach requires that a California licensed Geotechnical Engineer or Civil Engineer prepare a site-specific report for the removal and backfill of the swimming pool. This report would include how to remove the existing pool shell and the procedures and materials for the backfilling operation.

Either option requires the General Contractor (B), swimming pool contractor (C-53), demolition contractor (C-21) or property owner to obtain a demolition permit prior to commencing any demolition or removal of the pool or its equipment.

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 the following:

- Property owner and 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 and location of utility’s to be capped.
- Specify proposed fill material
- Specify if pool area will or will not be used for future construction.
- Dimensioned clearances from existing property lines, nearby structures, retaining walls and setbacks at 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.
- Provide Constriction & Demolition debris recycling form.
- Site Specific soils report prepared by a California licensed Geotechnical Engineer or Civil Engineer. (Only for option B)

Option A

A complete removal of the pool without a California licensed Geotechnical Engineer or Civil Engineer. This option precludes any future construction on top of the demolished pool. The process for demolition is:

- Completely remove the existing pool, including the concrete sides, coping, bottom, walks, decks, and pool equipment. All concrete debris shall be taken to appropriate recyclers. For a list of recyclers refer to the City's handout titled "Construction and Demolition Debris Recycling." Prior to back fill, ***Call for an inspection.***
- After the City Inspector has signed off on the removal of the pool, fill the pool area with clean soil (be careful the soil is not contaminated). Compact the soil as it is being deposited to lessen the chances of settlement. Remove all pool equipment, properly terminate all abandoned water, or gas piping, and remove all abandoned electrical wiring back to the electrical panel or properly terminate in a safe manner. The contractor shall complete the City Waste Management Plan and give it to the City Inspector at the time of the final inspection. ***Call for a final inspection.***

Option B

Complete removal of the pool will allow for structures to be built over the pool excavation. This approach requires that a California licensed geotechnical engineer or civil engineer prepare a site-specific report for the removal and backfill of the swimming pool. The process for an Engineered removal is:

- Remove all portions of the pool per the Engineers report, including the concrete sides and bottom, walks, decks, and pool equipment, properly terminate all abandoned water or gas piping, and remove all abandoned electrical wiring back to the electrical panel or properly terminate in a safe manner. All concrete debris shall be taken to appropriate recyclers. For a list of recyclers refer to the City's handout titled "Construction and Demolition Debris Recycling." ***Call for an inspection.***
- Backfill the excavation with clean fill material 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 6" maximum lifts, properly moisture conditions and compacted. The entire backfill shall be placed in accordance with the Newark Grading Ordinance and compacted to a minimum 90 percent relative compaction. The backfill shall be tested by a qualified soils engineer. The soils engineer shall provide a written certification that excavation was placed in accordance with the City of Newark Grading Ordinance and was compacted to a minimum 90 percent. The certification shall be given to the field inspector at the time of the final inspection. The contractor shall complete the City Waste Management Plan and give it to the City Inspector at the time of the final inspection. ***Call for a final inspection.***