

B

SWIMMING POOL DEMOLITION REQUIREMENTS



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8561
www.stocktonca.gov/CDD/building

The following requirements are for the removal and backfilling of existing residential or commercial in-ground swimming pools or spas. The backfilling method that you intend to use will need to be approved by the City of Stockton Building Division and will depend on the intended future use of the area.

DEMOLITION OPTIONS:

- A. If the pool/spa removal area is intended to become open space or landscape areas, and is not intended to support any structure (i.e. patio cover, deck, accessory building, etc.), the pool shell may remain below grade subject to the requirements noted below.
- B. If the pool/spa removal area is intended to support any structure, such as a new building or addition, patio cover, deck, or other similar element, the pool shell is required to be removed in its entirety, disposed offsite at an approved location, and backfilled with approved engineered and compacted fill. A Geotechnical report prepared by a California licensed engineer will be required for this option.

PERMIT SUBMITTAL REQUIREMENTS:

A building permit is required prior to the demolition and removal of **all** swimming pools in accordance with Demolition Option A or Option B above. The following items are required for permit issuance. Pool demolition permits under Option A above may be issued to a property owner with a completed [owner/builder form](#) or to a CA licensed contractor holding one of the following classifications: **A, C-12, or C-53**. **If Demolition Option B is proposed a CA licensed contractor is required to perform this work.**

<input type="checkbox"/>	1. Completed Building Permit Application						
<input type="checkbox"/>	2. Site Plan or Aerial Photo Showing the following: <table style="display: inline-table; vertical-align: top; margin-left: 20px;"> <tr> <td><input type="checkbox"/> Property Lines</td> <td><input type="checkbox"/> Location of all existing structures on site</td> </tr> <tr> <td><input type="checkbox"/> North Arrow</td> <td><input type="checkbox"/> Location and size of pool/spa to be removed</td> </tr> <tr> <td><input type="checkbox"/> Dimensions from property lines and other structures to the pool/spa</td> <td></td> </tr> </table>	<input type="checkbox"/> Property Lines	<input type="checkbox"/> Location of all existing structures on site	<input type="checkbox"/> North Arrow	<input type="checkbox"/> Location and size of pool/spa to be removed	<input type="checkbox"/> Dimensions from property lines and other structures to the pool/spa	
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<input type="checkbox"/>	3. Completed Construction Debris & Recycling Form						
<input type="checkbox"/>	4. Completed Erosion Control Agreement						
<input type="checkbox"/>	5. Geotechnical Report (Option B only)						
<input type="checkbox"/>	6. Special Inspection and Testing Agreement (Option B only)						

POOL DEMOLITION REQUIREMENTS:

Below is a list of the general requirements based on the California Building Code, California Residential Code, and California Plumbing Code.

- Swimming pools shall be free of debris and contamination and shall be drained to the sanitary sewer clean out. Swimming pools shall not be drained to street, gutter, or storm drain.
- All gas, water, and sewer lines to the pool shall be securely capped off with an approved fitting (gas line is required to have a screw fitting). (CPC §722, §1206.3)
- All electrical pool equipment, including the breaker in the electrical panel, shall be removed.
- Demolished/Backfill materials shall not be stored on public streets or sidewalks without an encroachment permit. Stored materials shall be protected by appropriate erosion control measures.
- If **Demolition Option A** is proposed:
 - If the shell of the pool is to remain, a minimum of four (4) holes (each a minimum 1-foot in diameter and 2-feet deep) shall be drilled into the bottom of the pool floor. The holes shall be distributed across the pool bottom, at least one of the holes shall be at the deepest point.

- The pool shell shall be filled with crushed rock material (3/4" minimum size to 1-1/2" maximum size) for a minimum of 12" deep at the bottom and then clean fill can be added on top to match adjacent grade level.
- The upper 2-feet below final finished grade of the pool shell shall be demolished. The debris may be crushed and placed above the drainage rock but shall not be placed within the upper 24" of the fill material.
- The upper 24" of fill shall be well graded, organic fill sufficient for landscaping, and not containing large rocks or cobble. UNACCEPTABLE FILL MATERIAL WITHIN UPPER 24": wood, concrete, decking material such as pebble tech, stone, brick.
- If **Demolition Option B** is proposed:
 - The pool shell must be removed entirely.
 - The fill material and method shall be as specified in the Geotechnical Report under direct supervision of the project Geotechnical Engineer. All site observations and fill testing shall be in accordance with the approved Special Inspection and Testing Agreement. A final compaction report shall be provided.

INSPECTION REQUIREMENTS:

- A minimum of two (2) inspections are required for swimming pool removals:
 - One in-progress inspection will be required before the pool is filled to verify drainage holes at the bottom of the pool/spa and/or removal of the pool shell and placement of erosion control devices.
 - One final inspection will be required when backfill is complete and if compaction testing is required, all approved and signed compaction test reports must be available onsite for the inspector.
- At the time of final inspection, the inspector will verify all related plumbing, electrical, and gas lines serving the pool/spa and related equipment have been removed, capped, and made safe at the source.
- **Use the following inspection codes:**
 - 002 Site Work (in-progress inspection)
 - 022 Final Building Inspection

If the pool being demolished is a public pool, i.e. apartment complex, neighborhood association, hotel/motel, etc., the applicant is responsible for coordinating any final requirements with the San Joaquin County Environmental Health Department, located at 1868 E Hazelton Avenue, Stockton, CA 95205.