

Swimming Pool Demolition Requirements

Demolition of a swimming pool requires preparing the pool for fill placement and the placement and compaction of backfill material within the pool excavation until finish grade is achieved.

The demolition and backfill procedure is authorized by issuance of a demolition permit which may be obtained at www.myOCeServices.ocgov.com.

- Break out at least two 12” minimum diameter or equivalent holes in the pool bottom for drainage. One of the holes shall be at the low point in the pool. This portion of procedure will require a “Bottom Removal Inspection” prior to any backfill being placed.
- A minimum of 12 inches of #4 rock (1 inch to 2 ½ inches in size) shall be placed at the bottom of the pool. Demo materials from the decking or coping may be placed on the gravel prior to backfill. The dimension of the decking or coping material shall not exceed 3 inches.
- Continue to backfill the swimming pool with easily compacted” fill sand”, which can typically be obtained at local building supply outlets. Fill sand may be utilized to complete the backfill.
- If the swimming pool backfill is to be considered non-structural/landscape backfill, the backfill materials shall be moisture conditioned, placed in lifts and tractor rolled or tamped into place with hand equipment (i.e. whacker). No specific compaction criteria will be required.
- If the backfilled pool area is to be non-structural/landscape, the upper 18” may be backfilled with suitable planting medium.
- If the swimming pool backfill is to be considered structural backfill suitable for support of a future structural improvement, the backfill will need to be placed in lifts and compacted to a minimum of ninety percent (90%) relative compaction. A compaction report from a geotechnical consultant to document the backfill operations will be required for “Final Inspection” and demo permit closure.
- The area of the swimming pool backfill will not be considered suitable for construction of structural improvement(s), such as a room addition, until a geotechnical foundation investigation is performed. The geotechnical foundation investigation report will provide recommendations for design and construction of the proposed improvement(s).
- Final grading of the area shall be done to avoid ponding of irrigation or rainfall.
- Inspections by a Building Inspector will be required of the following aspects of work:
 1. Wiring System to pumps and/or lighting shall be disconnected and all wiring associated with pool shall be removed with conduits or raceways
 2. Gas line shall be disconnected and capped off at meter and equipment.
 3. The “drain” holes at the bottom of the pool must be inspected by County Staff prior to start of backfill operations.
 4. The correct backfill of rock and/or sand must be observed or verified by geotechnical consultant.
 5. Finished grading will be inspected for proper drainage.