



# Demolition of Swimming Pools

CITY OF NEWARK, CALIFORNIA

BUILDING INSPECTION DIVISION

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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:

- **Partial demolition** with the majority of the pool structure left in place and backfilling of the pool without the possibility of building any structures over the pool, which would normally require a building permit.
- **Complete removal** of the pool and backfilling the excavation with engineered fill, which will allow for the construction of structures over the excavation.

Either option requires the contractor or property owner to obtain a demolition permit prior to commencing any demolition or removal of the pool or its equipment. Permits can be obtained in the Building Inspection Division office located at 37101 Newark Boulevard.

## PARTIAL DEMOLITION

Partial demolition leaves a majority of the pool structure in place and allows for disposing of concrete from the pool and adjacent walks into the pool void, but precludes any future construction on top of the partially demolished pool. The process for a partial demolition is:

- To allow for drainage, break out approximately four square feet of concrete at the bottom of the deep end of the pool and backfill hole with well broken up concrete rubble or pea gravel. **Call for an inspection.**
- After the City Inspector has signed off on the drainage hole, remove the top two feet of the pool sides. If the rubble is broken into small sizes it can be deposited in the bottom of the pool. Mix the rubble with soil or pea gravel to eliminate voids that may occur around the separate pieces of rubble. Rubble from demolished concrete sidewalks and pool decks may also be deposited into the pool. **Call for an inspection.**
- After the City Inspector has signed off on the removal of the sides and the rubble backfill, fill the remainder of 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. **Call for a final inspection.**

## COMPLETE REMOVAL

Complete removal of the pool will allow for structures to be built over the pool excavation. The process for a complete removal is:

- Remove all portions of the pool, 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. ***Call for an inspection.*** 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" or contact Stopwaste at [www.stopwaste.org](http://www.stopwaste.org). The contractor shall complete the City Waste Management Plan and give it to the City Inspector at the time of the final inspection.

- Backfill the excavation with clean soil. All soil shall be placed in maximum six inch layers, properly moisture conditioned and compacted. ***Call for a final inspection.*** 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. That 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.