

	<b>CITY OF ARCADIA</b> Building Services Division 240 W Huntington Drive Arcadia, CA 91007 (626) 574-5416 www.ArcadiaCA.gov		<b>POOL DEMOLITION</b>			
			BD SECTION	001 FORM NUMBER	2022 CODE CYCLE	
			04/11/2025 EFFECTIVE DATE		04/11/2025 REVISION DATE	
<b>SWIMMING POOL DEMOLITION PROCEDURE</b>						

## GENERAL OPTIONS

### **Option A – Partial Pool Removal (for Landscaping/Open Space Use Only):**

If the area where the pool is removed will remain as open space, such as a landscaped yard or garden, and will not support any structures, driveways, patios, or similar features, the pool shell may be left in place below ground, subject to the requirements listed under Option A.

### **Option B – Full Pool Removal (for Structural or Load-Bearing Use):**

If the area is intended to support a structure—such as a new building, addition, garage, driveway, patio, deck, or similar improvement—the *entire* pool shell must be removed. All demolition debris must be hauled offsite to an approved disposal facility. The site must then be backfilled with approved engineered fill. A geotechnical report prepared by a licensed engineer shall be required for this option.

## DEMOLITION REQUIREMENTS

### **OPTION A – Partial Pool Removal (Non-Structural Areas Only)**

- **Acknowledgement Form:** The property owner(s) must complete and sign a Pool Demolition Acknowledgement Form at the time of permit application.
- **Wall Removal:** The sidewalls of the swimming pool, spa or hot tub shall be removed to a minimum depth of 6 inches below adjacent grade
- **Tile and Coping:** Coping and ceramic tile must be disposed of offsite unless broken into small pieces in which case it may be deposited in the bottom of the pool.
- **Exposed Steel:** Steel exposed during wall removal must be cut off and disposed of offsite.
- **Drainage Holes:** Two (2) 18-inch diameter holes shall be provided at the lowest elevation of the swimming pool, spa or hot tub floors. Schedule inspection at ArcadiaCA.gov/EDGE.
- **Backfill Process:**
  - Once the pool demolition preparation has been inspected and approved by the Building Division, backfill the pool with dirt/rock in thirty-six (36") inch layers. Level out and water down each layer. (Backfill material shall be an approved compactible material. Broken concrete or other construction debris are not acceptable fill materials.)
  - Backfill to within twelve (12") inches of finished surface.
  - Top thirty-six (36") inches of backfill shall be compacted to 90% density. Prior to final inspection, a soils test certifying compaction shall be provided to the City of Arcadia Building Division.
  - Final twelve (12") inches of fill material, to bring backfill of the pool level with adjacent yard/concrete areas, is to be clean, friable earth (Planting/top soil). Final twelve (12") inches of fill is to be placed on top of compacted thirty-six (36") inches of backfill material and raked level.

### **OPTION B – Full Pool Removal (For Future Structures)**

- **Geotechnical Report:** At the time of permit application provide a Geotechnical Report stamped and signed by a licensed engineer clearly outlining recommendations for removal, backfilling, compaction and final grading of site.

- **Pool Removal:** 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 accordance with the geotechnical report and compacted to a minimum of 90% relative compaction, or as otherwise directed by the project Geotechnical Engineer.

### **INSPECTIONS:**

- A minimum of two inspections are required for pool demolition.
- One inspection will be required to verify the drainage holes at the bottom of the pool or spa and/or the removal of concrete pool shell, open excavation, and placement of erosion control devices.
- One inspection will be required at time of final, when the excavation is completely backfilled and all approved and signed compaction test reports are available on site for the inspector.

### **SITE CLEANUP:**

- Broom-sweep all decking, driveway, and street surfaces free of dirt and debris posited during the demolition process.
- Schedule a final inspection at [ArcadiaCA.gov/EDGE](http://ArcadiaCA.gov/EDGE) and have the soils compaction report ready for submittal to the inspector.

### **PLEASE NOTE:**

- As a condition of approval for the required pool demolition permit, the City of Arcadia Building Division requires that at least 65% of all qualified debris (e.g. wood, metal, electrical, piping, glass, asphalt, concrete) be recycled for purposes of compliance with the California Green Building Standards Code. For more information on recycling materials, please contact the Building Division at (626) 574-5416.
- Storage or placement of debris or materials in the street or public rights-of-way is prohibited unless permitted by the City of Arcadia Engineering Services at (626) 574-5411.
- Electrical wiring and conduit serving the swimming pool, spa, hot tub, or equipment shall be terminated at the source of supply and removed.
- Gas piping serving the swimming pool, spa or hot tub equipment shall be terminated at the source of supply and removed.
- Plumbing piping serving the swimming pool, spa, hot tub or equipment shall be terminated at the source of supply and removed.
- A dimensioned plot plan shall be provided indicating the location of the pool, pool equipment, and a note stating whether the shell is to remain or be removed.

### **OWNER ACKNOWLEDGEMENT:**

As a condition of choosing option A, the owner shall complete and sign a form of acknowledgement, 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.



## POOL DEMOLITION ACKNOWLEDGEMENT

I/We, the undersigned, am/are the legal owner(s) of the property located at:

**Property Address:** \_\_\_\_\_

I/We have applied for a building permit to demolish and remove an in-ground swimming pool and/or spa.

I/We hereby acknowledge and declare the following:

- The area previously occupied by the pool and/or spa will be used solely for open space purposes such as landscaping, garden, or yard use.
- No structures, outbuildings, patios, decks, driveways, or similar improvements will be constructed in this area.
- I/We understand that the partial removal and backfill of a pool or spa shell may result in differential settlement over time. I/We agree to remediate any hazards or safety concerns that may arise from such settlement.
- I/We agree to disclose, upon the sale of the property, the demolition and partial backfill of the pool or spa. This disclosure shall include:
  - The approximate size and location of the demolished pool/spa.
  - Confirmation that the pool/spa was not fully removed and that it was partially filled with pool shell debris and backfill material.

\_\_\_\_\_  
Owner's Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date