



**COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

PO Box 599002, 950 Maidu Ave Ste 170, Nevada City, CA 95959
Phone: (530) 265-1222 Email: buildingdept@nevadacountyca.gov
Web: nevadacountyca.gov/1114

Pool Demolition Requirements

PURPOSE: The purpose of this document is to identify the minimum requirements for the demolition or removal of an existing in-ground pool or spa. A building permit is required for the demolition or removal of an in-ground pool or spa.

PERMIT REQUIRED: A demolition permit is required to be obtained prior to any work. Homeowner, General Contractor (B), swimming Pool Contractor (C-53), or Demolition Contractor (C-21) may apply for a demolition swimming pool permit. [Special Inspection Agreement](#) shall be completed at time of submittal.

GENERAL OPTIONS:

A. If the area of pool removal is intended to become open space, landscape or garden areas and is **not intended to support any structure**, driveway, or other similar element, the pool shell may remain below grade subject to the requirements noted below. A signed property owner(s) acknowledgement form will be required for this option.

B. If the pool area after demolition is intended to support any structure such as a new building or addition, outbuilding, driveway, patio, deck or other similar element, then the pool shell is required to be removed in its entirety, disposed offsite at an approved location, and backfilled with approved compacted fill.

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 address
- Assessor's Parcel Number
- Fully dimensioned property lines
- Location of all structures on the property
- Location and size of the pool or spa to be removed
- Specify proposed fill material
- Specify if pool shell is to remain (option A) or if pool shell is to be removed (option B)
- Specifications and details for erosion control measures proposed during construction.



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Pool Demolition:

- Pool water shall be free of debris and contamination and shall be drained on site by percolation or into the storm drainage system. De-chlorinated swimming pool water is an allowable discharge to the storm drain system as long as it is not cleaning wastewater and/or filter backwash. Contaminated and chlorinated water must be taken off-site and discharged at an approved containment facility.
- Removal of all above ground pool plumbing, including pumps and heaters, is required.
- Gas line shall be disconnected and capped off at the source and equipment location.
- Electrical sub-panel shall be removed, and all electrical sub-feed conductors shall be removed back to the electrical service supply connection. Conversion of the existing pool electrical system to any other use will require a separate permit and approval.

OPTION A: (Shell to remain)

- If the pool shell is to remain, a minimum of three (3) - 2' diameter minimum holes shall be drilled or broken in the bottom of the pool and one (1) - 2' diameter minimum hole drilled or broken in the bottom of a spa shell.
- The holes shall be equally spaced across the deep end and each level of the pool or spa shell. A minimum 12" of #4 rock (1" to 2-1/2" class II permeable free draining rock) shall be placed over the drain holes and the bottom of the pool shell.
- The removal of the pool coping, bond beam, and steel rebar around the perimeter of the pool and spa to a level of at least 18" below grade. Demolition materials from the coping and bond beam may be placed on the gravel prior to backfilling. The dimension of the material shall not exceed 3".
- The pool/spa must be back filled with self-compacting fill, sand (Type SE25), clean fill dirt, or as specified in the soils report if obtained.
- The correct backfill, rock, sand, dirt, and compaction (90% relative compaction) must be observed and approved by a geotechnical engineer or special inspector.

OPTION B: (Shell to be removed)

- The fill material shall be required to be placed under the direct supervision of the project Geotechnical Engineer or ICC special inspector. All fill shall be placed in 12" maximum lifts, compacted to a minimum of 90% relative compaction or as otherwise directed by the project Geotechnical Engineer.

Inspections:

- A minimum of 2 inspections will be required for the removal.



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- 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 compaction testing completed (if required), approved and signed compaction test reports shall be available on site for the inspector.
- At time of final, the inspector will also verify all related plumbing, electrical and gas lines serving the pool or spa and related equipment have been removed, capped and made safe at the source.

Owner Acknowledgement:

If choosing option A, the owner shall complete and sign a form of acknowledgement, agreeing to the following:

- The owner agrees 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 agrees 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.

County of Nevada Building Department



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POOL DEMOLITION ACKNOWLEDGEMENT

I/We, _____ am/are the owner(s) of the
property address: _____

and have applied for a Building Permit to remove an in-ground swimming pool/spa. I declare that the area of the pool or spa after removal and backfill will be used for open, garden or landscape purposes only and that no structure, outbuilding, deck, patio, driveway or other similar element will be placed or constructed at this location. I acknowledge and understand that the backfill in a pool or spa shell excavation may result in differential settlement and agree to remediate any hazards or safety issues which might result from said differential settlement. I agree to disclose upon sale, the demolition and backfill 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.

Date: _____

Property Owner Printed Name _____ Signature _____

Property Owner Printed Name _____ Signature _____