

	<p>CITY OF DANA POINT</p> <p>COMMUNITY DEVELOPMENT, BUILDING AND SAFETY</p> <p>33282 Golden Lantern, Suite 209 Dana Point, CA 92629 949 248-3594 www.danapoint.org</p>	<p>B080-POOL DEMO</p>
		<p>2022 CALIFORNIA CODES <i>CODE CYCLE</i></p>
		<p>01/02/2023 <i>EFFECTIVE DATE</i></p>
<p>POOL DEMOLITION</p>		

INTRODUCTION

This information is presented to make Contractors and Homeowners aware of the requirements for abandoning a conventional in-ground pool or spa. This work requires a Building Permit. If the existing pool location is to be built over, a separate soils and compaction report is required.

POOL DEMOLITION REQUIREMENTS

1. The bottom shall be removed or shall have a minimum of 6 evenly spaced holes punched through the bottom for drainage. Provide an 11 x 17 Site Plan indicating location of holes to be punched through. A site inspection of the removal or holes is required prior to any backfill.
2. The pool coping shall be removed to a minimum depth of 18” below the finished grade. When the removal of the coping is not desired, a re-purpose plan and Building Official approval is required.
3. If the site will be built on, or a grading permit is issued, a certified compaction report from a recognized lab is required. Without the compaction report, a restriction will be added to the site record.
4. When the complete pool shell is removed, and the fill is over 25 yards, a separate grading permit is required. The stockpiling of the demolition or fill materials in the City right of way is prohibited. Any work within the City Right of Way requires a separate encroachment permit.
5. Removal of any above ground pool plumbing including pumps and heaters is required.
6. When the electrical sub-panel is removed, the electrical sub-feed conductors shall be removed back to the electric service supply location.
7. Conversion of the existing pool electrical system to any other use will require a separate electrical permit and approval. An electrical inspection is required to determine if it is electrically safe.
8. The permit is based on the valuation of the work being done.
9. The pool/spa shall be filled in with one of the following materials: Sand (type SE25), dirt (compacted to 90%), gravel (3/4 crush) or any combination of materials specified in a soils report.
10. All applicable “Best Management Practices” provisions are required to prevent any materials or runoff onto City right of way or storm drainage system.
11. The Discharge of Pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.