

CITY OF YORBA LINDA

4845 Casa Loma Avenue Yorba Linda, California 92886

BUILDING DIVISION (714) 961-7120

Procedure No. 003

Procedure Subject: Swimming Pool Demolition

Effective Date: 06/13/2011

Revised: 05/13/2019

This procedure applies to the partial or total removal of an inground gunite pool or spa. This procedure shall be adhered to by Building Division staff and the applicant regarding permit issuance and the demolition and inspection process outlined within.

Complete removal of the pool/spa structures

1. Obtain a demolition permit prior to the start of any demolition work.
2. Disconnect and remove the gas line at the point of connection to the primary gas service to the home, apartment, condominium or community pool structure. Remove gas line from the point of connection to the pool equipment location. Exception: Gas lines under concrete sidewalks, patio slabs on grade or permanent concrete accessory structures need not be removed.
3. Disconnect and remove the electrical conduit and wiring at the point of connection to the primary electrical service to the home, apartment, condominium or community pool structure. Remove the circuit breaker(s) in the main service panel used for the swimming pool/spa equipment and place an approved cover "blank" over the opening in the sub-panel or main panel. Remove electrical conduit and wiring from the point of connection to the pool equipment. Exception: Electrical conduit under concrete sidewalks, patio slabs on grade, or permanent concrete accessory structures need not be removed, however all wiring must be removed.
4. The permit applicant shall call for an inspection of the removal of gas and electrical services to the swimming pool prior to the removal of concrete pool. No demolition of the swimming pool may be performed until this inspection is performed and approved by a City of Yorba Linda Building Inspector.
5. Demolish and remove all concrete and steel reinforcing, plumbing lines serving the filter system and any pool features with water service, all electrical conduit and wiring (high and low voltage) serving the pool and any pool features with electrical service. All concrete, reinforcing, electrical conduit and wiring and plumbing lines shall be removed from the site and disposed of in an approved manner.
6. All excavations shall be filled and compacted. The fill material used shall be approved by a Geotechnical Engineer. All fill shall be compacted to a minimum of 90%. The fill and compaction process shall be verified by the Geotechnical Engineer of record. At the time of completion of the fill and compaction process, the Geotechnical Engineer shall provide a letter on their letterhead that is stamped, signed and dated by the Geotechnical Engineer stating the fill used is appropriate, and a minimum 90% compaction was achieved throughout the process for the entire depth of the fill. The top (2) two feet of fill material shall be suitable for planting and sustaining vegetation. However, if no vegetation is proposed, then the fill material shall be suitable and compacted for hardscaping

purposes.

7. The permit applicant shall call for a final inspection by the City. At the final inspection, the applicant shall provide to the City of Yorba Linda Building Inspector an original copy of the letter prepared by the Geotechnical Engineer stating the fill material used and the compaction minimum of 90% as being achieved. **Applicant shall provide dump receipts to inspector at time of inspection for all pool/spa debris removed.**
8. At the time of the final inspection, the site shall be free of all debris, waste, all electrical and plumbing services removed and terminated, and the site is clean and proper drainage is provided. Upon verification all items listed, the City inspector will approve the final inspection.

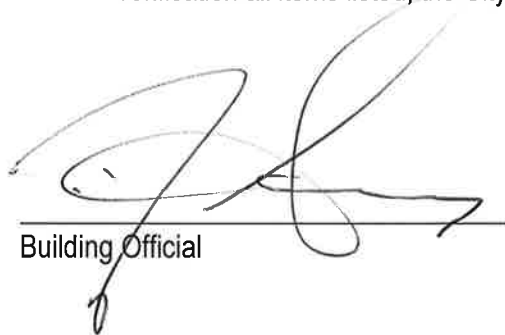
Partial removal of the pool/spa structures:

Note: Partial pool and spa demolition shall not be eligible for reconstruction over the former pool or spa location.

1. Obtain a demolition permit prior to the start of the any demolition work.
2. Disconnect and remove the gas line at the point of connection to the primary gas service to the home, apartment, condominium or community pool structure. Remove gas line from the point of connection to the pool equipment location. Exception: Gas lines under concrete sidewalks, patio slabs on grade or permanent concrete accessory structures need not be removed.
3. Disconnect and remove the electrical conduit and wiring at the point of connection to the primary electrical service to the home, apartment, condominium or community pool structure. Remove the circuit breaker(s) in the main service panel used for the swimming pool/spa equipment and place an approved cover "blank" over the opening in the sub-panel or main panel. Remove electrical conduit and wiring from the point of connection to the pool equipment. Exception: Electrical conduit under concrete sidewalks, patio slabs on grade, or permanent concrete accessory structures need not be removed, however all wiring must be removed.
4. The permit applicant shall call for an inspection of the removal of gas and electrical services to the swimming pool, prior to the removal of concrete pool. No demolition of the swimming pool may be performed until this inspection is performed and approved by a City of Yorba Linda Building Inspector.
5. Demolish and remove all concrete and steel reinforcing, plumbing lines serving the filter system and any pool features with water service, all electrical conduit and wiring (high and low voltage) serving the pool and any pool features with electrical service. All concrete, reinforcing, electrical conduit and wiring and plumbing lines shall be removed from the site and disposed of in an approved manner.
6. The top two (2) feet of the pool and spa shall be removed. This shall include all coping material, tile, concrete and steel. Also, a minimum of three holes shall be placed in the bottom of the main and shallow end of the pool. The holes shall be a minimum of (2) feet square and distributed along the length of the bottom of the pool. All holes shall have concrete, debris, and steel removed to expose the soil below. Additional holes may be required where water may be trapped and will not drain to the holes provided.
7. The permit applicant shall call for an inspection to verify the removal of the top two (2) feet minimum of

the pool/spa and the two (2) foot square holes. No back filling shall take place until this inspection is performed. Applicant shall provide dump receipts to inspector time of inspection for all pool/spa debris removed.

9. All excavations shall be filled and compacted. The fill material used shall be approved by a Geotechnical Engineer. All fill shall be compacted to a minimum of 90%. The fill and compaction process shall be verified by the Geotechnical Engineer of record. At the time of completion of the fill and compaction process, the Geotechnical Engineer shall provide a letter on their letterhead that is stamped, signed and dated by the Geotechnical Engineer stating the fill material used is appropriate, and the minimum 90% compaction was achieved throughout the process for the entire depth of the fill. The top (2) two feet of fill material shall be suitable for planting and sustaining vegetation. However, if no vegetation is proposed, then the fill material shall be suitable and compacted for hardscaping purposes.
8. The permit applicant shall call for a final inspection by the City. At the final inspection, the applicant shall provide to the City of Yorba Linda Building Inspector an original copy of the letter prepared by the Geotechnical Engineer stating the fill material used and the compaction minimum of 90% as being achieved.
9. At the time of the final inspection, the site shall be free of all debris, waste, all electrical and plumbing services removed and terminated, and the site is clean and proper drainage is provided. Upon verification all items listed, the City inspector will approve the final inspection.



Building Official