

**DEVELOPMENT SERVICES – BUILDING INSPECTION****INSPECTION GUIDELINES:
POOL & SPA DEMOLITION****INSPECTION CODE:** 901, 902**SCOPE:** RESIDENTIAL & COMMERCIAL**APPLICABLE CODES:** 2016 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

APPLICATION

The City of Palo Alto requires complete removal of in-ground swimming pools and spas rather than abandonment in place. The reason for complete removal is that the pool/spa will act as a bowl and retain water creating an area of super-saturated soil. Additionally, there may be future building on the site in the location of the pool/spa and any improperly placed fill material would not be adequate to sustain loading from new structures. Exceptions will be considered on a case by case basis per a Geotechnical/Soils Engineer recommendations.

INSPECTIONS**PRE-POOL DEMO (INSPECTION 901)**

- Failure to have CPA Inspection prior to fill-in will result in a re-inspection/investigation fee—no exceptions.

- Verify that the pool/spa, deck, and equipment have been disconnected and removed from the job-site.

- Verify that all utilities are properly terminated by properly terminating gas, water, and electrical lines.
 - Remove electrical breaker from service panel
 - Wiring system to pumps and/or lighting shall be disconnected and all wiring associated with pool/spa shall be removed from conduits or raceways
 - Gas line shall be disconnected and capped off at meter and equipment

- Drain pool/spa to sanitary sewer. Do not drain to street gutters or storm drain systems.

- Break down pool/spa and concrete deck and remove all debris from job-site.

POOL/SPA DEMO FINAL (INSPECTION 902)

- Verify that Inspection 901 was signed off.

- A report from a California licensed Geotechnical/Soils Engineer indicating complete removal of pool shell and proper compaction shall be provided to CPA inspector.
 - Backfill should have been with non-expansive clean fill material in 6" to 12" lifts and compacted to 90% or per the Geotechnical/Soils Engineer recommendations.
 - Broken concrete from the pool/spa decking or coping shall not be used for backfill.

- Verify that C&D is signed-off.

- Site is properly graded for drainage, and job-site/street is free of debris/dirt.