



CITY OF NOVATO
CALIFORNIA

SUBJECT	EFFECTIVE DATE	CODE SECTION(S)
Pool Demolition Requirements	June 12, 2024	§CBC 1803.1 & CBC 105.1

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 a pool or spa.

General Options:

- A.** If the intent of the area of pool demolition/removal is to become open space, landscape or garden areas and not intended to support any structure, driveway, or other similar element, the pool shell may remain below grade subject to the Building Departments plan check review.
- 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 engineered and compacted fill. A Geotechnical report prepared by a licensed engineer shall be required for this option.

Pool Demolition:

- Pool water shall be free of debris and contamination and shall be drained into the sanitary sewer, not into the storm drainage system. Pool drainage shall be per requirements and guidelines outlined in the policy and procedure from the Stormwater Management Division of the Transportation and Public Works Department. These requirements can be located at:
- All existing plumbing, electrical and gas lines serving the pool or spa and related equipment shall be disconnected, capped and made safe at the source.
- If the pool shell is to remain, a minimum of 3 - 1' diameter minimum holes shall be drilled or broken in the bottom of the pool or 1 - 1' diameter minimum hole drilled or broken in the bottom of a spa shell. The holes shall be equally spaced across the deep end of the pool or spa shell.
- A minimum 15" depth of 3/4" to 1 1/2" class II permeable free draining rock shall be placed over the bottom of the shell prior to backfilling.
- The upper 2' below final finished grade of the pool shell shall be demolished and spoils from the shell may be placed above the drainage rock and shall not be placed within the upper 24" of fill.
- The upper 24" of fill shall be well graded, organic fill sufficient for landscaping, and not containing rocks or cobbles greater than 3" in diameter.
- If option B is proposed, the 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 fills shall be placed in 8" maximum lifts, compacted to a minimum of 90% relative compaction or as otherwise directed by the project Geotechnical Engineer. All fill shall be tested by a certified and City approved testing agency. Storage of Backfill Materials:
- Backfill materials shall not be stored on public streets or right of way without an encroachment permit.
- Stored backfill materials shall be protected by appropriate erosion control measures.

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If **Option A** is proposed, please fill out **Pool Demolition Acknowledgement Form**

Mark Setterland, Chief Building Official