CITY OF EL MONTE

Economic Development Department
Building Division

Demolition of a Swimming Pool and Spa

Draining a Pool

Before draining your pool, please call the City's Engineering Department at 626-580-2058 for approval.

A Demolition permit is required to regulate the demolition of a gunite in-ground swimming pool and/or spa to ensure that the backfill materials and topsoil in the pool area drain properly and that the materials are adequately compacted to prevent future problems.

The concern is that the abandoned portion of the gunite in-ground swimming pool and/or spa will act as a bowl and unregulated backfilling may create an area of super-saturated soil which could prove to be a hazard to public safety. The other consideration is that there may be a future building or addition placed directly above the abandoned swimming pool location and uncompacted fill would not be adequate to support the load, causing the new structure to sustain structural damage as a result of differential settlement. It is important to note that compliance with this procedure does not guarantee that a future addition of a building structure will be allowed to be placed over the abandoned pool/spa. Much of that determination will depend on the codes in effect at that future date as well as the engineer's recommendations for the future structure.

Therefore, the following minimum requirements must be met:

1. Obtain a Demolition Permit from the Building and Safety Division. You will need a site plan showing the precise location of the swimming pool/spa and any other existing structures (i.e. garage and house). Consult with a Geotechnical Engineer as to the proper backfill materials to be used and the required compaction reports that will be required later (see item 6 below)

2. Remove a two foot square section of the concrete gunite at the bottom of the pool at the lowest point in the deep end of the pool and another two foot square section in the shallow end. Additionally, a one foot square section of the concrete gunite must be removed from the bottom of the spa, if one exists. These removed sections will permit any water accumulating in the remaining portion of the pool/spa to drain into the soil below.

3. Remove the pool coping, concrete gunite, and steel rebar around the entire perimeter of the pool and/or spa to a level of at least 12 inches below grade.

4. Remove all electrical conductors serving the abandoned pool/spa from the electrical panel and remove or cap the vacated conduits. Also remove and cap any gas lines servicing the pool heater or similar abandoned gas fired appliances.

5. Call for an inspection of the work performed to this point. Do not backfill with any materials until the Building Inspector has authorized you to proceed.

6. Backfill the pool and/or spa with materials approved by your Geotechnical Engineer and have the Engineer test the soil compaction and provide a compaction report which states that a 90% (or better) compaction rating was achieved.

7. Re-establish proper drainage slopes throughout the area.

8. Schedule the final inspection with the Building Department at 626-580-2050. At the time of the final inspection, a copy of the compaction report will be given to the Building Inspector for review.

9. A dumpster shall be acquired for all the demolition debris from Waste Management or Valley Vista prior to permit issuance.