



City of Aliso Viejo
Building Division
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POOL & SPA DEMO/REMOVAL

CITY STANDARDS FOR ALL POOL AND SPA DEMOLITION PERMITS

Permits Required:

Demolition Permit is required to be obtained prior to any work.

Water Quality permit

Requirements:

1. Provide a plot plan showing the location of the swimming pool and setbacks from structures and property lines (3) sets required.
2. Remove all decking and pool bond beam down to 18" below grade.
3. Remove all pool equipment, gas and electrical lines.
4. A homeowner, General Contractor (B), Swimming Pool Contractor (C53) or Demolition Contractor (C21) may apply for the permit.
5. HOA Approval.

Choose one of the following options:

Option A – No soils engineer involved

1. Leave shell
2. Remove the top 18" of pool wall
3. Provide (2) – 3'x3' holes in the lowest portions of the pool bottom (One 3'x3' hole is adequate for a spa).
4. Fill pool shell with crushed rock to within 18" of finished grade.
5. Apply "Geo-technical filter cloth" over rock.
6. Cover with top soil and compact as needed to prevent future consolidation.

Option B – With soils engineering

1. Break out entire pool bottom or puncture holes, as in "Option A" above, in the bottom of the pool structure or remove shell completely.
2. Back fill with minimum ¾" gravel to a depth of 6 ft along entire pool/spa bottom.
3. Backfill with dirt and compact every 12" lift of dirt up to the finished grade.
4. Submit a soil compaction report, signed by a licensed Soils Engineer, demonstrating that a minimum compaction of 90% has been achieved.

Inspections

After a demolition permit is obtained, the following elements must be inspected:

1. Bottom hole(s), bond beam removal and disconnection/removal of electrical lighting, electrical feeds, equipment and related gas lines.
2. Final inspection – finish grade (Option A – Provide copy of invoice for crushed rock, top soil and filter fabric. Option B – Submit required soils compaction report).