



TIBURON BUILDING DIVISION

www.townoftiburon.org

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POOL AND SPA DEMOLITION REQUIREMENTS AND GUIDELINES

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 Town of Tiburon 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 a 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 to the requirements will be considered on a case by case basis per soils engineer recommendations.

PERMIT AND SUBMITTALS

- Apply for a building permit.
- Submit scaled site plan showing dimensions from pool/spa perimeter to all structures and property lines.
- Submit 3 copies on minimum 11" by 17" paper.
- Drop off recycling tags at the Town Permit Center at completion of project, prior to the final inspection.
- A report from a California Licensed Geotechnical Engineer/Soils Engineer indicating complete removal of pool shell and proper compaction shall be provided (include compaction reports) at or prior to the final inspection.

REQUIRED BUILDING DIVISION INSPECTIONS

1. Prior to fill-in inspection: Pool/spa/deck/equipment removed from jobsite. Utilities properly terminated. Failure to have inspection will result in an administrative fine for violations of the Tiburon Municipal Code.
2. Final inspection: Verify Town fill-in inspection was signed-off, receive or review copy of soils engineer compaction report, demonstrate properly-graded drainage, and ensure jobsite/street are free of debris/dirt.

INSPECTOR CHECKPOINTS

- Disconnect and remove pool/spa equipment from jobsite.
- Properly terminate gas, water and electrical lines and remove electrical breaker from service panel. Wiring systems to pumps and/or lighting 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 jobsite.
- Fill pool/spa area with non-expansive clean fill material in 6" to 12" lifts and compact to 90%. Broken concrete from the pool/spa, decking or coping shall not be used for backfill.
- Finish grading will be inspected for proper drainage.