

	Land Use Services Building and Safety Division Information Bulletin	Number: IB-0009
Building Official Signature:		Code References: 2025 CBC 2025 CRC
Subject: Demolition of Gunite In-Ground Pool		Original Effective Date: February 23, 2016 Updated: January 1, 2026

1.0 PURPOSE

The purpose of this Information Bulletin is to establish a process to properly demolish a gunite in-ground pool or spa.

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

The concern is that the abandoned gunite in-ground pool 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.

Another consideration is that there may be a future building or room addition placed directly above the abandoned swimming pool location. If un-compacted fill is not adequate to support the load, any new structure may 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 or other building structures 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 recommendation for the future structure.

2.0 HISTORY

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3.0 PROCEDURE

In order to demolish a gunite in-ground pool, the following 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). The drawing must be a scaled drawing that is not free-hand drawn. Consult with a geotechnical engineer as to the proper backfill materials to be used. A compaction report will be required to certify backfill placement (see item 6).
2. Break up a 9-sq. ft. section of gunite at the bottom of the pool at the lowest point at the deep end, and another 9-sq. ft. section of gunite at the shallow end. For spas, break up a 4-sq. ft. section of gunite at the bottom of the spa. Broken sections shall consist of gunite pieces eight inches (8") or less in size and clear of rebar. This will permit any water accumulating in the remaining portion of the pool/spa to drain into the soil below.
ALTERNATE: Core six 6" diameter holes through the gunite shell at the lowest point at the deep end, and core another six 6" diameter holes through the gunite shell at the shallow end. For spas, core four 6" diameter holes through the gunite shell at the bottom of the spa. Core cylinders shall not be used as part of the fill material, and shall be properly disposed of off-site.
3. Remove the pool coping, concrete gunite, and steel rebar around the entire perimeter of the pool and/or spa to a level at least 18 inches (18") below grade. Material removed shall not be used as part of the fill material, and shall be properly disposed of off-site.



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4. Remove all pool equipment (such as pumps, heaters, etc.). Remove all electrical conductors serving the abandoned pool/spa from the electrical panel and remove or cap vacated conduit. 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 the soil compaction test. 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 your building inspector.
9. Current carbon monoxide and smoke detector requirements apply.