



CITY OF SIMI VALLEY BUILDING AND SAFETY DIVISION

SWIMMING POOL DEMOLITION PERMIT

The purpose of this Information Bulletin is to establish the requirements for the demolition and backfilling of existing residential or commercial swimming pools and spas. The method of backfilling approved by the Building and Safety Division depends on the intended future use of the fill. A pool or spa may be backfilled with structural compacted fill suitable for the support of footings, or the pool or spa shell may be left in place and backfilled with uncertified fill. In both cases, a **permit is required**.

I. BACKFILLING WITH STRUCTURAL COMPACTED FILL AFTER POOL/SPA SHELL REMOVED

A. Requirements for Placement of Structural Compacted Fill: Appendix Section J107 2007 California Building Code

All material used to backfill swimming pools or spas shall be placed on natural undisturbed material or approved compacted fill verified by an approved licensed soils engineer. The verification report shall be submitted to the Building and Safety Division for review prior to backfill placement. All backfill material must be compacted to a minimum of 90 percent relative compaction in accordance with ASTM D1557. Such backfill shall be tested for relative compaction by an approved accredited soils testing agency.

1. A permit shall be obtained with the estimated total cubic yards of fill specified.
2. The pool or spa shell shall be removed from the site.
3. Existing gas/plumbing lines shall be properly capped. Electrical and all related equipment shall be removed.
1. The bottom of the excavation shall be inspected and approved by the Building and Safety Division and an approved soils engineer prior to placement of compacted backfill material.
5. A final compaction report shall be submitted for review and approval.
6. No foundation, if proposed, shall be constructed before the compaction report is approved.
7. Soil reports prepared by a licensed soils engineer must contain recommendations for excavation, grading specifications and allowable bearing pressure for the proposed foundation design and shall be submitted to Building and Safety for review and approval.

B. Inspections:

The Building and Safety Division shall be notified when the grading operation is ready for the following inspections:

1. Bottom/excavation inspection before placement of fill material.
2. Disconnection and removal of gas/electrical serving the pool or spa.
3. Final inspection.

II. BACKFILLING WITH UNCERTIFIED FILL AND LEAVING THE POOL OR SPA SHELL IN PLACE

A. Conditions of Approval:

Leaving the pool or spa shell in-place and backfilling with uncertified fill may be allowed in self contained areas where the fills are not to be used to support buildings or structures and no hazard will be created as determined by the Building and Safety Division.

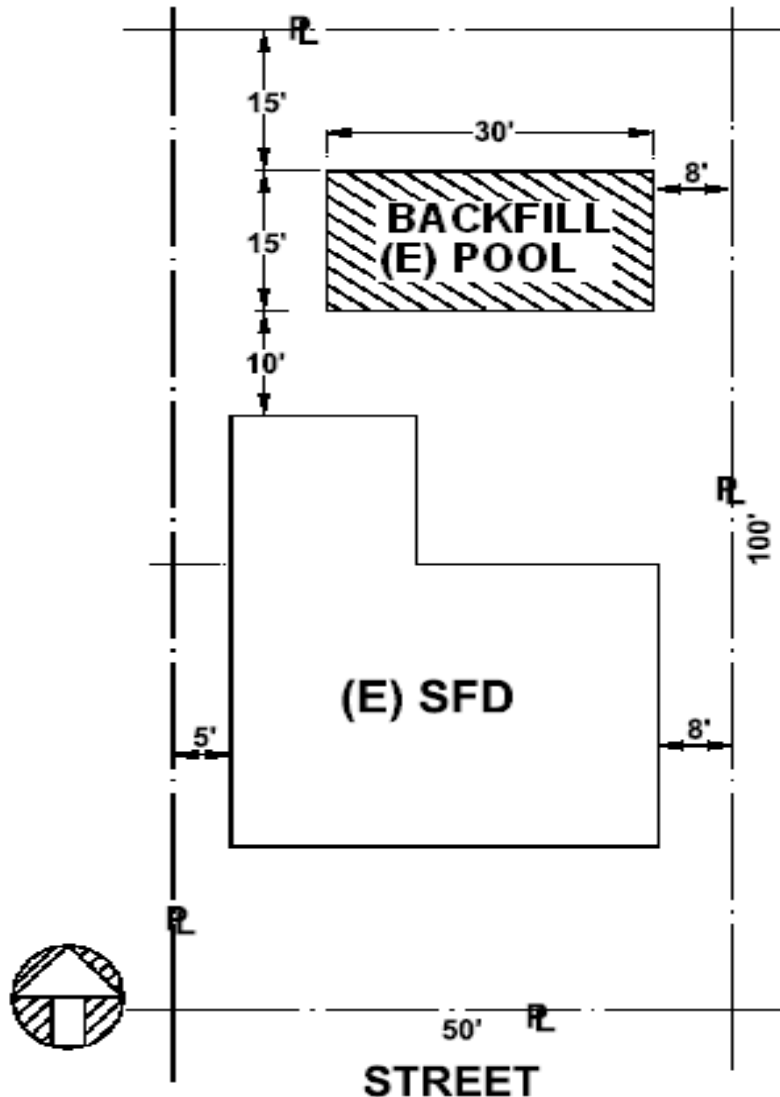
1. A permit shall be obtained with the total cubic yards of fill specified. The permit shall indicate that the fill is uncertified.
2. A plot plan showing the pool or spa location and distances to all buildings and property lines will be required (*see example*).
3. The plot plan shall have the following notes:
 - To provide water drainage, place 3'X3' (or 3' diameter) holes for every 15' of pool (minimum of two (2) holes) with one located in the deepest part of pool; break sides of pool below bond beam (or minimum of 12").
 - Backfill shall consist of clean soil or gravel and shall be moistened and tractor rolled or tamped with a whacker into place.
4. The backfilled area shall be used for landscaping purpose only.
 - A Covenant and Agreement regarding the "Maintenance of Uncertified Fill Material" must be completed and filed with the County Recorder. A **Certified Copy** of the recorded document is required prior to the Issuance of the permit.
5. The existing pool or spa shall not be located on ground sloping steeper than 10 percent. In the event that the pool is located on ground sloping steeper than 10 percent, the backfilling procedures in Part I of this bulletin (Backfill with compacted certified fill) shall be followed.
6. Existing gas/plumbing line shall be properly capped. Electrical and related equipment shall be removed and verified at final inspection.
7. Prior to placing any fill, obtain inspection approval for the required drainage holes.

8. If bond beam is demolished, the concrete debris from the bond beam may be placed in the bottom of the pool to facilitate drainage; provided however, no concrete debris less than 6" in diameter (including coping) are placed within the two required drainage holes.

III. INSPECTIONS:

In accordance with Simi Valley Municipal Code, the Building and Safety Division shall be notified when the backfill operation is ready for the following inspections:

1. Bottom inspection after required drainage holes have been made and prior to placing of fill material.
2. Disconnection and removal of Gas/Electrical serving the pool or spa.
3. Obtaining a final inspection and approval.



PLOT PLAN EXAMPLE

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Simi Valley
Department of Environmental Services
Building & Safety Division
2929 Tapo Canyon Road
Simi Valley, CA 93063
Attn: Eddie Yamamoto, Principal Engineer

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF UNCERTIFIED FILL MATERIAL**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee)

This Covenant and Agreement is made and executed on this _____th day of _____, 202__ by the below property owner(s).

Property Owner Printed Name

Property Owner Printed Name

The undersigned hereby certify that we are the owner(s) of the hereinafter legally described property located in the City of Simi Valley (the City), State of California. Said property is located at _____, known as Ventura County Assessor's Parcel No. _____ - 0 - _____ - _____ and by the legal description:

Lot _____ of Portion Tract _____, M.R. Bk. _____, Pg. _____

In consideration of the issuance by the City of Simi Valley of a building permit for the backfilling of an existing pool/spa shell to be left in-place and backfilled with uncertified fill in lieu of removing the pool/spa shell on said property (SEE ATTACHED PLOT PLAN FOR LOCATION), we do hereby covenant and agree to and with said City to record this affidavit acknowledging that differential settlement may occur and that this area will be used for open landscape purposes only and will not be used for structural or floor slab support. I am (we are) fully aware that uncertified fills are not to be used to support buildings and structures.

This covenant and agreement shall run with all of the above described land and shall be binding upon all owners, all future owners, their successors, heirs or assigns and shall continue in effect until released by the authority of the Building Official of the City of Simi Valley upon submittal of request, applicable fees and evidence that this covenant and agreement is no longer required by law.

Property Owner

Date

Property Owner

Date

Covenants and Agreements must have all signature(s) notarized by a Commissioned Notary Public

FOR DEPARTMENT USE ONLY:

Must be approved by Building & Safety Division prior to recording:

APPROVED BY: _____ Date: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

On _____, before me, _____,
Notary Public, personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)