

DEPARTMENT OF LICENSES AND INSPECTIONS CODE BULLETIN OF INFORMATION No. B-0403		CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA <hr/> TITLE 4 — BUILDING CONSTRUCTION AND OCCUPANCY CODE
SUBJECT OF BULLETIN: DEMOLITION OF IN-GROUND SWIMMING POOLS		REFERENCE CODE SECTION(S): B-3109.1
ISSUED BY		
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ISSUE

Improperly demolished in-ground pools may collect or redirect ground water causing damage to the premises and/or adjoining property. Improper demolition may also result in subsidence on the premises.

BACKGROUND

Section 3109.1 of the Building Code regulates the installation and maintenance of swimming pools. This bulletin is intended to provide direction for the proper demolition of in-ground swimming pools.

POLICY

The Department will require a building permit and an inspection for the demolition of in-ground pools to ensure that the work is completed in an approved manner.

DIRECTION

The following conditions apply to the demolition of floor slabs from in-ground swimming pools:

1. A building permit is required for the demolition.
2. The floor slab must be broken up so that the rubble is no larger than 1-foot in diameter, allowing drainage into the ground.
3. Loose re-bar must be removed from the hole. Embedded re-bar may remain. Clean fill must be placed into the cavity.
4. An inspection must be conducted before the cavity is backfilled to verify that the slab has been demolished properly and that the loose re-bar has been removed.

NOTE: Although not a requirement, the Department recommends that the side walls of the swimming pool also be removed. Under no circumstance shall the walls remain functioning as retaining walls.