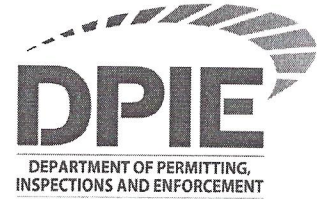




PRINCE GEORGE'S COUNTY
Department of Permitting,
Inspections and Enforcement



BUILDING BULLETIN 2013-01

July 19, 2013

SUBJECT: Swimming Pool Removal Requirements

PURPOSE: To clarify that a construction permit is required and list the minimum requirements for removal of a swimming pool.

PLAN REQUIREMENTS:

- Complete a swimming pool demolition permit application.
- Provide six sets of plans (minimum paper sheet size of 8-1/2" x 11") of a completely dimensioned site plan, showing delineation of all property lines/existing structures, location of the existing swimming pool, and setback dimensions from the pool to the existing structure(s)/property line(s).

CONSTRUCTION PROCESS:

- 1) Do not drain pool water into the storm drain. It should be pumped and taken off site.
- 2) All utilities must be terminated (i.e. gas line, electrical connection and plumbing).
- 3) The pool filter, heating equipment and filtration piping must be removed from the site.
- 4) Stockpiling material in the street or on any public right-of-way is not permitted.

Full Removal: If a building is planned over or within five (5) feet of the pool:

- Remove the entire pool and all utilities. Dispose of the material at a licensed disposal/recycling facility.
- Call DPIE for a subgrade inspection **before** placing structural fill.
- Backfill the cavity under the supervision of a qualified soil engineer, with a minimum compaction of 95% ASTM D-698 standard proctor. A certified compaction report must be submitted and approved by a DPIE inspector prior to obtaining a final inspection.

- Any alternative to complete removal of a swimming pool must be proposed by the soil engineer and approved by DPIE prior to permit issuance.

Abandoned In Place: If no building will be built now or in the future over or within five (5) feet of the pool, the owner must:

- Delineate the area as a non-buildable section of the property, which will result in a building restriction placed on the property. No structure will be allowed in or within five (5) feet of the pool area without obtaining grading and building permits for the full excavation and removal of all debris.
 - Remove the bond beam, gunite, and all improvements to a 24" minimum depth from the finished grade.
 - Cap all drains.
 - Select one (1) of the following options:
 1. Install a minimum of one (1) hole every 25 square feet in the bottom of the pool. Each hole must be a minimum of one (1) foot by one (1) foot and each block must be removed from the pool;
- OR**
2. Break up the bottom of the pool and the concrete does not have to be removed.
- Regardless of the option utilized above, the bottom of the pool must be inspected **prior** to the backfill operation.
 - Place a 12-inch thick layer of pea gravel or #4 rocks over the entire bottom of the pool.
 - Fill the pool with suitable soil or ¾" maximum size crushed rock, which must be compacted in eight (8)-inch layers with proper moisture and tractor rolled or tamped with compacting plate. No soil engineer or compaction testing is required and no construction debris is allowed. The DPIE inspector shall be notified of the fill operation.
- 5) Proper re-grading must meet County codes and regulations.
 - 6) Sod or seed the yard in place where required.
 - 7) Call DPIE for a final inspection.

This Bulletin is effective immediately.



Haitham A. Hijazi, P.E.
Building Code Official