



BUILDING SAFETY DIVISION

CITY OF CULVER CITY

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BACKFILL OF SWIMMING POOLS

The purpose of this information bulletin is to establish the requirements for the backfilling of existing pools. The method of backfilling approved by this Department depends on the intended future use of the fill. A pool may be backfilled with a structural compacted fill suitable for the support of footings or the pool shell may be left in-place and backfilled with an uncertified fill.

I. BACKFILLING WITH STRUCTURAL COMPACTED FILL

A. Requirements for Placement of Structural Compacted Fill

In accordance with the Section J107 of the current California Building Code, all material used to backfill swimming pools shall be placed on a natural undisturbed material or an approved compacted fill and compacted to a minimum of 90 percent relative compaction as determined by ASTM D 1557. Such fill shall be tested for relative compaction by a soil testing agency approved by this Department. A compaction report including a Certificate of Compliance setting forth densities so determined shall be submitted to the Department for review before approval of any fill is given.

1. Submit for review, 2 sets of plans, including plot plan showing location of pool shell to be removed and distances to all buildings and property lines.
2. When required by the Building Department, a soil report prepared by a licensed soils engineer and containing recommendations for temporary excavation, grading specifications, and an allowable bearing pressure for the foundation design shall be submitted to the Building Department for review and approval.
3. A demolition permit shall be obtained with the total number of cubic yards of fill specified.
4. The pool shell shall be removed from the site.
5. The bottom of the excavation shall be inspected and approved by this Department and a soil engineer (when required) prior to placing of compacted fill.

6. A compaction report shall be submitted to the Building Department for review and approval.
7. No foundation shall be constructed before the compaction report is reviewed and approved.

B. Inspections

The Department shall be notified when the grading operation is ready for each of the following inspections:

1. Initial meeting/inspection
2. Bottom/excavation inspection
3. Final inspection

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

Leaving the pool 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 Department.

A. Conditions of Approval

1. A demolition permit shall be obtained with a plot plan showing the pool location and showing distances to all buildings and property lines. The plot plan and permit shall indicate that the fill is uncertified and shall be used for non-structural purposes only. Clearly indicate that no buildings may be constructed within 5 feet of the perimeter of the uncertified fill.
2. Provide a note that the backfill shall be used for landscaping purpose only.
3. Provide a note that the existing pool 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, then the backfilling procedures in Part I of this bulletin shall be followed.
4. The plot plan shall have the following notes:
 - Drainage holes, a minimum of twelve (12) inches in diameter, shall be provided in the concrete in the pool bottom, a maximum of 8 feet apart to facilitate drainage. One hole shall be located in the deepest section of the pool shell.

- Coping and top of the swimming pool walls shall be removed to a depth of at least 18 inches below grade level.
 - Backfill shall consist of clean soil or gravel and shall be moistened and tractor rolled or tamped with a whacker into place.
5. A "Covenant and Agreement Regarding Deomolition of a Swimming Pool" form as provided by Building Safety must be completed and filed with the County Recorder. A certified copy of the covenant must be provided to Building Safety by the applicant prior to the issuance of the demolition permit.
 6. Building Safety staff will include the certified copy of the covenant in the property's permanent record file and a standard notice will be added to the property address within the City's permitting system.

B. Inspections

The Department shall be notified when the grading operation is ready for each of the following inspections:

1. Initial meeting/inspection
2. Bottom inspection after required drainage holes have been made and prior to placing any fill
3. Final inspection

Recorded at the request of and mail to:

(Name)

(Address)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Date of Recording:

**COVENANT AND AGREEMENT
REGARDING DEMOLITION OF A SWIMMING POOL**

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

The undersigned hereby certify that we are the owners of real property located in the City of Culver City, State of California that is legally described as follows:

LEGAL DESCRIPTION: _____
as recorded in Book _____, Page _____, Records of Los Angeles County.
This property is located at and is known by the following **ADDRESS:** _____

In consideration of the issuance of a demolition permit by the City of Culver City for the demolition and partial removal of a swimming pool and subsequent placement of an uncertified earth backfill on said property, we the owners, do hereby covenant and agree to and with said City to identify the location of the remnant of swimming pool structure, that will be abandoned in place, along with the location of the uncertified earth backfill as indicated in the attached plot plan.

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

CARTOGRAPHER'S USE ONLY	Owner's Name(s) _____ (Please type or print) _____ (Please type or print)
	Signature of Owner's Name(s) _____ (sign)
	Two Officers' Signatures Required for Corporations _____ (sign)
	Name of Corporation _____
	Dated this _____ day of _____ 20 _____

**SIGNATURES MUST BE NOTARIZED
(Notary acknowledgement must be attached)**

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department _____
To be completed for City owned property only.

APPROVED BY: _____ Date: _____