



## CITY OF FOSTER CITY

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# SWIMMING POOL AND SPA DEMOLITION REQUIREMENTS

## Permit Requirements

Demolition permit is required to remove and backfill an existing in-ground swimming pool/spa. Provide a site plan with minimum size 11" x17", [Building Permit Application](#), [Authorization to Act as an Agent](#) along with a copy of an Engineer's Site Observation Letter "or" Special Inspection and Testing Agreement Company Affidavit Report prior to Final Inspection, **if engineered fill is being placed for future Buildable Area**. This submittal checklist outlines the minimum requirements for a complete permit submission. Each project is unique, and additional requirements may be required. All applications, plans, and supporting documents are to be submitted electronically via [eTRAKiT](#). For more information, please refer to [Building Plan Check Submittals](#)

LETTER FROM HOMEOWNERS' ASSOCIATION (if applicable): For houses located within Planned Developments, a letter demonstrating the written action by the Homeowners Association (HOA) on the proposal shall be obtained prior to submitting plans to the City.

Following is a list of the general requirements based on the 2022 California Residential Code (CRC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Energy Code (CEnC), California Green Building Standards Codes (CGBSC) and Foster City Municipal Code (FCMC)

## Plan Requirements

The site plan must indicate the following information:

- Job Address, Job Description, and Current Applicable Code
- Real property lines
- All buildings relative to the property lines
- The location of the pool relative to the property lines and structure (with dimensions)
- Indicate location of gas line, if pool has a heater
- Access route to the pool to carry out demolition and cleanup
- If the area of where the pool / spa is to be used in the future as Buildable Area Engineering is required and Certified Fill is to be used
- Soil contamination testing of fill is required for public areas and public property

The plan shall be signed by the designer, architect, or engineer.

## Inspection Requirements

- 1) Drain pool / spa to sanitary sewer. Do not drain into street gutters or storm drain systems.
- 2) Verify that all utilities are properly terminated for the gas, water, drain, and electrical lines.
  - Remove electrical wiring and breaker from service panel
  - Wiring system to pumps and/or lighting shall be disconnected and all wiring associated with pool/spa shall be removed from conduits or raceways
  - Gas line shall be disconnected and capped off at meter and equipment
  - Water lines shall be disconnected and capped off at the service equipment

- 3) The bottom of the pool shell shall have holes punched or drilled completely through it both at the bottom and intermittently, to not accumulate water underground at the abandoned pool shell (minimum (8) 8-inch diameter holes). **An inspection of the holes is required prior to backfilling the pool.**
- 4) Recommend the top 24-inches of the bond beam be removed unless the top remains above finish grade.
- 5) The pool shall be backfilled and compacted to a minimum of ninety percent (90%) density. No organic or other reducible material shall be incorporated into fills. No rock or similar irreducible material with a maximum dimension greater than 8-inches shall be buried or placed within 48-inches of finished grade. Field density shall be determined by a method acceptable to the Building Official, an Engineer Stamped Report or Special Inspection Report is to be submitted to the Building Division.
- 6) Under the pool demolition permit there are three (3) required inspections:
  - a) **Rough grade** – verify holes in bottom of pool shell.
  - b) **In-progress** – forty-eight (48) inches from finish grade. Verify all associated pool equipment is removed. Disconnection and proper termination of the gas, water and electrical lines required at this time.
  - c) **Final** – after pool backfill is completed, final engineering reports received if engineered fill is placed. Submit copy of soil contamination testing for public areas or for public property (if applicable)