

UPPER MERION TOWNSHIP

DEMOLITION OF IN-GROUND SWIMMING POOL GUIDELINES

A demolition permit is required to regulate the demolition of any in-ground swimming pool and/or spa to ensure that the backfill materials and topsoil in the pool area drain properly and that the materials are adequately compacted to prevent future problems.

The concern is that the abandoned portion of the in-ground swimming pool and/or spa act as a bowl and unregulated backfilling may create an area of super-saturated soil which could prove to be a hazard to public safety. The other consideration is that there may be a future building or addition placed directly above the abandoned swimming pool location and uncompacted fill would not be adequate to support the load, causing the new structure to sustain structural damage as a result of differential settlement. It is important to note that compliance with this procedure does not guarantee that a future addition of other building structures will be allowed to be placed over the abandoned pool/spa. Much of that determination will depend on the codes in effect at the future date as well as the engineer's recommendations for the future structure.

Therefore, the following minimum requirements must be met:

1. Obtain a grading permit from Upper Merion Township. You will need a site plan showing the precise location of the swimming pool/spa and any other existing structure (i.e. garage and house).
2. *Concrete pools* - Drill a minimum of 10 holes in the bottom of the pool, at least 1.5 inches in diameter down to the dirt underneath. Remove the pool coping, concrete, and steel rebar from around the entire perimeter of the pool and/or spa to a level of at least 24 inches below grade. If the debris is placed in the pool for disposal, it must be 12 inches in size or less.
3. *Fiberglass and/or other material type* – remove panels and/or fiberglass form. Scarify soil beneath pool area to allow water to flow through the ground.
4. Remove all electrical conductors serving the abandoned pool/spa from the electrical panel and remove or cap the vacated conduits. Also remove and cap any gas lines servicing the pool heater or similar abandoned gas fired appliances.
5. Call for an inspection of the work performed to this point. **DO NOT BACKFILL** with any materials until the Inspector has authorized you to proceed. Call Brian Sakal at 610-205-8509 to schedule the inspection.
6. Backfill the pool and/or spa with clean fill.
7. Re-establish proper drainage slopes throughout the area, plant grass seed.
8. Schedule the final inspection with the Inspector. Call Brian Sakal at 610-205-8509 to schedule the inspection.