

Decommissioning and/or Removal of Swimming Pools or Spas



Town of Cottesloe

Introduction

When a swimming pool and/or spa is no longer wanted it should be totally removed from site either by deflating, dismantling, excavating and lifting out, or complete demolition. Any demolition material should be removed from site and taken to an approved facility; the excavation filled with soil typical to the site and compacted in layers (maximum of 300mm per layer).

Many below ground pools and spas get buried which is not sufficient as this can potentially create future development problems.

So what constitutes decommissioning?

Where the property owner removes aspects that make the structure a swimming pool, such as complete removal, removes its ability to contain more than 300mm of water, removes the access, or removes any filtration system is considered by the Town to be a decommissioned Pool/Spa.

The following are examples of the main types of swimming pools and how best to decommission or remove them:

Above Ground Pools and Spas

- Inflatable: deflate and remove
- Solid sided: Remove liner, ladder, and any filtration system.
- Complete dismantling and removal.

Above Ground Pools and Spas Installed Below Ground

- a) Minimum requirements, retaining walls and steel frame still in place:
 - Remove liner, ladder, and any filtration system.
 - Complete dismantling and removal.
- b) Minimum requirements for burying the retaining walls:
 - Remove all of the above-ground pool or spa structure and filtration system;
 - Break down the retaining walls to a minimum of 600mm below natural ground level;
 - Dispose of demolished material at an approved site and;
 - Excavation to be filled with soil typical to site, compacted in layers.
- c) Total removal to be:
 - As per b) above removing the entire pool, including walls and footings.
 - Excavation to be filled with clean fill typical to site, compacted in layers.

Below Ground Concrete or Fibreglass Pools

Minimum requirements:

- Cut a minimum of 2 x 500mm x 500mm squares in the base of the pool or spa (deep end).
- Remove all fibreglass or concrete from pool or spa and;
- Disconnect the filtration system and remove any access ladders.

Burying the Pool

- Cut a minimum of 2 x 500mm x 500mm squares in the base of the pool or spa (deep end).
- Remove all fibreglass or concrete from the pool or spa;
- Disconnect the filtration system and remove any access ladders;
- Cut down walls of pool or spa at least 600mm from the top;
- Dispose of demolished material at an approved site;
- Excavation to be filled with soil typical to the site compacted in layers.

Complete Removal of the Pool

- If the pool or spa is in excess of 40m² in area an Application for a Demolition Permit is required. This can be downloaded at <http://www.commerce.wa.gov.au/building-commission/building-approval-forms-0>
- Excavate and lift out fibreglass pools or spas whenever possible.
- Demolish and remove the demolished material from the excavation to an approved disposal site.
- The excavation filled with soil typical to the site and compacted in layers.

Important Notes:

1. In some localities, impervious soil types, or high ground and perched water tables may make holing pools problematic and advice from a suitably qualified structural or hydraulic engineer may need to be sought as to whether this is a viable option.
2. When emptying a pool or spa of water, consideration needs to be given for the appropriate disposal of the water. Under no circumstances should water be emptied into the sewer system, or the Town's stormwater drainage system.
3. Pools located less than the depth away from boundaries may require a BA20 and BA20A forms to be signed by the adjoining property owner prior to the below ground pool being removed from site.
4. Some installation/manufacturing companies will remove your pool or spa for free, if they can then on-sell that pool or spa. It would be useful to contact some of these companies before decommissioning your pool.
5. The Swimming Pool Inspector will inspect the property on completion of decommissioning.

Please contact the Town of Cottesloe on 9285 5000 should you require any further information.