

CITY OF MILPITAS

Building & Safety Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240

www.ci.milpitas.ca.gov



RESIDENTIAL POOL OR SPA DEMOLITION

1. PERMIT INFORMATION:

- The filling of an existing in-ground pool or spa, or the removal of an above ground pool or spa requires a demolition permit.
- A Permit may be issued only to a State of California Licensed Contractor or the Homeowner.
- If the work is performed by the Homeowner personally or by his/her workers, and an inspection indicates the work cannot be completed satisfactorily, then a licensed contractor must perform the work.
- If the Homeowner hires workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance. Proof of this insurance is required prior to inspection.

2. DEMOLITION REQUIREMENTS

- For specific requirements for backfilling of a swimming pool, refer to Policy #BDP-BLG27 attached.

3. SMOKE ALARMS, CARBON MONOXIDE ALARMS & SPARK ARRESTERS:

- In single family and multi-family residences (including townhomes, condominiums and apartments), installation of smoke alarms, carbon monoxide alarms and spark arresters on all chimneys is required prior to the final inspection. Refer to the "*Smoke Alarm, Carbon Monoxide Alarm and Spark Arrester Certificate*" attached for detailed information.

4. INSPECTION PROCEDURES

- Refer to the Policy for when inspections are required. For each inspection, the Permit Card and the Approved Job Copy of the Drawings (if any) must be presented to the inspector. For the final inspection, a copy of the engineers report, if any, must be provided to the inspector. Permits expire 180 days after issuance or last inspection passed.

5. QUESTIONS:

- If you have any questions regarding your project contact the Building & Safety Department at (408) 586-3240.



**City of Milpitas
Building And Safety Department**

Mailing Address: 455 East Calaveras Boulevard, Milpitas,
California 95035-5479 – Tel. 408.586.3240, Fax 408.586.3285
www.ci.milpitas.ca.gov

Policy: BDP-BLG 27

Effective Date: May24, 2010

Revision Number

**BACKFILLING OF
SWIMMING POOL OR SPA**

Approved By: **Keyvan Irannejad, P.E.**
Chief Building Official

The purpose of this information is to establish the requirements for the backfilling of existing residential or commercial swimming pools or spas. The method of backfilling approved by the Milpitas Building & Safety Department (herein noted as “The Department”) depends on the intended future use of the fill. Please see below two options to backfill an existing swimming pool or spa. In both options, a **permit is required**.

I. BACKFILLING WITH STRUCTURAL COMPACTED FILL

A. Requirements for Placement of Structural Compacted Fill:

Preparation of ground surface prior to backfilling, specifications of fill materials, and backfill procedures for placement and compaction requirements shall be per soils report (See Item 5 below).

1. A permit shall be obtained with the total cubic yards of fill specified.
2. Swimming pool or spa water must not be drained into a storm drain. Instead it must be drained into the sanitary sewer system. This is usually done using a cleanout located in front or in the rear of the residence.
3. Existing gas/plumbing line shall be properly capped; electrical and related equipments shall be removed back to the panel.
4. The pool or spa shell must be removed.
5. A licensed soils engineer must prepare a soils report containing recommendations for the backfilling (including temporary excavation, grading specifications) and allowable bearing pressure for foundation design and submit it to the Department for review and approval.
6. The bottom of the excavation shall be inspected and approved by the Department and the soils engineer prior to placing of compacted fill.
7. The soils engineer shall supervise the backfilling work and provide a final report to the Department stating that the site is ready for future construction of structure.
8. A compaction report shall be submitted to the Department for review and approval.
9. No foundation, if proposed, shall be constructed before the compaction report is approved.

B. Inspections:

In accordance with the City of Milpitas Municipal Code, the Department shall be notified when the site is ready for each of the following inspections:

1. Bottom/excavation inspection;

2. Inspection after backfilling is complete;
3. Final inspection after all work is complete.

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

A. Conditions of Approval:

Leaving the pool or spa 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.

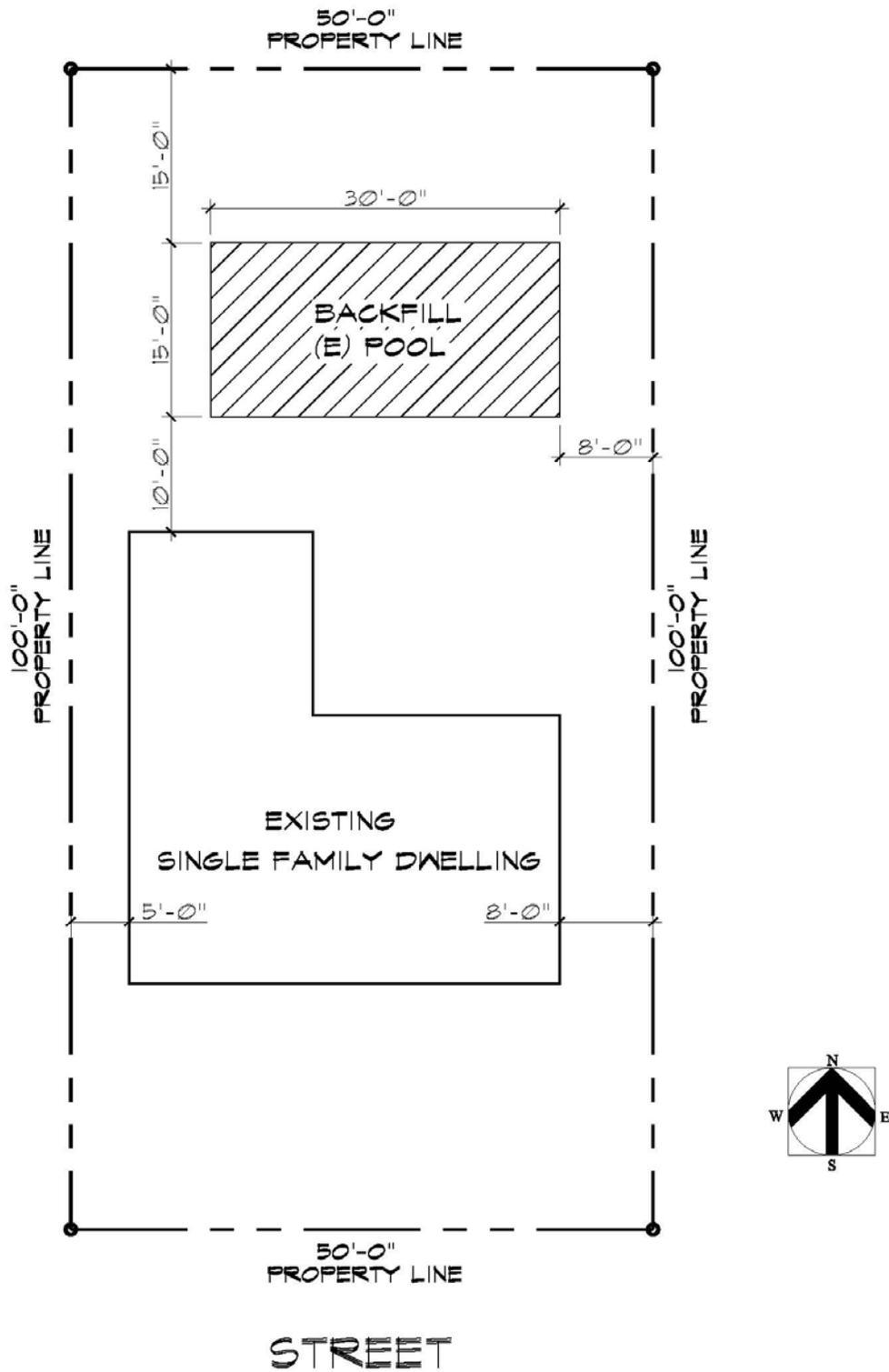
1. A permit shall be obtained with the total cubic yards of fill specified. The permit shall indicate that the fill is uncertified.
2. Swimming pool or spa water must not be drained into a storm drain. Instead it must be drained into the sanitary sewer system. This is usually done using a cleanout located in front or in the rear of the residence.
3. Existing gas/plumbing line shall be properly capped; electrical and related equipments shall be removed.
4. A plot plan showing the pool or spa location and distances to all buildings and property lines will be required (*see page 3 for example*)
5. The plot plan shall have the following notes:
 - Four drainage holes, a minimum of 12 inches in diameter, shall be provided in the concrete in the DEEP END of the pool or spa bottom at a maximum of 8 feet apart to facilitate drainage. One hole shall be located in the deepest section of the pool or spa shell.
 - Backfill shall consist of clean soil or gravel and shall be moistened and tractor rolled or tamped with a whacker into place.
6. The backfilled area shall be used for landscaping purpose only.
7. The existing pool or spa shall not be located on ground sloping steeper that 10 percent. In the event that the pool is located on ground sloping greater than 10 percent, then the backfilling procedures in Part I of this policy shall be followed.
8. A "Covenant and Agreement Regarding the Maintenance of Uncertified Fill" form as attached with this Policy must be completed. The Department's approval of the document must be obtained prior to filing the agreement with the County Recorder. A **certified copy** of the recorded document must be provided to the Department prior to the issuance of the permit. Refer to "Recordation of Documents" as attached for more detail.
9. Prior to placing any fill, obtain inspection approval from the Department for the required four drainage holes and removal of the gas, plumbing, electrical and related equipment.
10. If bond beam is demolished, the concrete debris from the bond beam may be placed in the bottom of the pool to facilitate drainage; provided, however, no concrete debris less than 6" in diameter, including coping, are placed within the two drainage holes.

B. Inspections:

In accordance with the City of Milpitas Municipal Code, the Department shall be notified when the site is ready for each of the following inspections:

1. Bottom inspection after required drainage holes have been made and prior to placing any fill;

2. Inspection after backfilling is complete;
3. Final inspection after all work is complete.



EXAMPLE OF REQUIRED PLOT PLAN



SMOKE ALARM, CARBON MONOXIDE ALARM and SPARK ARRESTER CERTIFICATE

This "Certificate" can be signed by the property owner and provided to the Building Inspector prior to final inspection if access to the interior of the dwelling for inspection of the smoke and carbon monoxide alarms is not possible and the permitted work being performed is exterior only (such as re-roofing, re-siding, patio covers, swimming pools and the like).

In single family and multi-family residences (including townhomes, condominiums and apartments), installation of smoke alarms, carbon monoxide alarms and spark arresters is required prior to the final inspection as follows:

Smoke Alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of the code and the household fire warning equipment provisions of NFPA 72. Systems and components shall be California State Fire Marshal listed and approved. Alarms shall be tested and maintained in accordance with the manufacturer's instructions. Alarms that no longer function shall be replaced. Conventional ionization smoke alarms that are solely battery powered shall be equipped with a ten-year battery and have a silence feature. **Alarms installed in one and two-family dwellings shall be replaced after 10 years from the date of manufacture marked on the unit, or if the date of manufacture cannot be determined.** (CRC R314)

Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

Location. Smoke alarms shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story of the dwelling. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Apartment complexes and other multiple-dwelling complexes shall have a smoke detector installed in the common stairwells. For R-3.1 occupancies (Residential Care Facilities), refer to CBC Section 907.2.11.2. The installation of smoke alarms and smoke detectors shall also comply with the following requirements:

1. Smoke alarms shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
2. Smoke alarms shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F or exceed 100°F.
3. Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, alarms shall be mounted on an inside wall.
4. Smoke alarms shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance, except Ionization smoke alarms with an alarm-silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet or greater from a permanently installed cooking appliance and Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 foot distances would prohibit the placement of a required smoke alarm or smoke detector. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance can be installed in accordance with their listing.
5. Smoke alarms shall be installed not less than a 3 foot horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by the code.
6. Smoke alarms shall not be installed within a 36 inch horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
7. Smoke alarms shall not be installed within a 36 inch horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
8. Where stairs lead to other occupied levels, alarm shall be located so that smoke rising in the stairway cannot be prevented from reaching the alarm by an intervening door or obstruction.

9. For stairways leading up from a basement, alarms shall be located on the basement ceiling near the entry to the stairs.
10. For tray-shaped ceilings (coffered ceilings), alarms shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 inch vertically down from the highest point.
11. Smoke alarms installed in rooms with joists or beams shall comply with the requirements of NFPA 72, Section 17.7.3.2.4.
12. Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of NFPA 72, Section 17.6.3.

Carbon Monoxide Alarms: An approved carbon monoxide alarm listed as complying with UL 2034, approved and listed by the California State Fire Marshal, installed and maintained in accordance with NFPA 720 and the manufacturer's instructions shall be installed if they do not already exist in existing dwellings or sleeping units having a fossil fuel-burning heater or appliance, fireplace or an attached garage as follows: **outside each separate dwelling unit sleeping area in the immediate vicinity of bedroom(s) and on every level of dwelling unit.** Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, installed and maintained as required for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075. (CRC R315)

Power supply: Smoke and carbon monoxide alarms shall receive their primary power from the building wiring and shall be equipped with a battery back-up. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Smoke and carbon monoxide alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection. Smoke and carbon monoxide alarms are permitted to be solely battery operated (carbon monoxide alarms can also be plug-in with battery back-up) in existing buildings where no construction is taking place; in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure unless there is an attic or crawl space available which could provide access for building wiring without the removal of interior finishes; where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck; or when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure; and, for carbon monoxide alarms, when other power sources recognized for use by NFPA 720 are used.

Interconnection: Where more than one smoke or carbon monoxide alarm is required to be installed within an individual dwelling or sleeping unit, the alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit, except interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind; where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure unless there is an attic or crawl space available which could provide access for interconnection without the removal of interior finishes and no previous method for interconnection existed; where repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck; or when work is limited to the installation, alteration or repairs of plumbing or mechanical systems or the installation, alteration or repair of electrical systems which do not result in the removal of interior wall or ceiling finishes exposing the structure. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Spark arresters: When a permit has been issued and the value of the work exceeds \$1,000, a spark arrester must be installed on all fireplace chimneys, if one does not already exist, per MMC Section II-3-2.06. Spark arresters shall be constructed in conformance with CRC Section 1003.9.2.

*** CERTIFICATION ***

I understand the above requirements and certify that I now have smoke alarms, carbon monoxide alarms and spark arrestors installed as required above.

HOMEOWNERS NAME (please print): _____

ADDRESS: _____

SIGNATURE: _____

DATE: _____ PERMIT NO. _____



RECORDATION OF DOCUMENTS

As part of the building permit review and approval process, the Chief Building Official may require certain documents to be recorded with the County of Santa Clara, Clerk-Recorder's Office.

Recordation of documents provides constructive notice to the public and future property owners of the existence and content of executed agreements, understandings, conditions or covenants made or imposed, in conjunction with specific buildings, sites or building permit activities.

Building & Safety Department Document Types: Documents commonly required to be recorded include, but are not limited to:

Covenant for Off-Site Work: Use the standard Building & Safety Department Form.

Covenant and Agreement regarding Maintenance of Uncertified Fill: Use the standard Building and Safety Department Form.

Other declarations: Other recorded documents, such as declaration of a non-sleeping room area, should be in letter format with careful attention to leaving 2 ½ inches high x 4 ½ inches wide blank space at the top right-hand corner of the page/s for recorder's office use and 2 ½ inches high x 4 inches wide space at the top left-hand corner to list the name and address to which the original documents are to be mailed back. The document size can be either letter size (8 ½ x 11) or legal size (8 ½ x 14).

Please follow the steps outlined below when recording covenant and agreement or declaration document:

1. Obtain and fill out the appropriate covenant form as listed above or, if other type of declaration document is needed, consult with the staff assigned to your project for the appropriate wording and document format. All documents for recording must be clear and legible using typewritten or clearly printed lettering.
2. Provide a plot plan, sketch or other relevant documents as required for the covenant and agreement or by the staff assigned to your project.
3. Provide a copy of proof of ownership for verification (e.g. grant deeds) including the legal description of the subject property. The owner's name on the proof of ownership, covenant, plans and permit applications **MUST** be identical.
4. Secure the proper signature(s) of the owner(s) of the subject property on the covenant and agreement. All signatures must be acknowledged before a Notary Public on the California All-Purpose Acknowledgement notary form. The following table shows the proper signature(s) required for various types of ownership.

TYPE OF OWNERSHIP	REQUIRED SIGNATURE(S)
Individual	The Individual ⁽¹⁾
Partnership	One General Partner ⁽²⁾
Joint Venture	All Joint Venturers
Corporation	At least two of the following: The Chairman of the Board, President, Vice President, Secretary, Assistant Secretary, Chief Financial Officer or Assistant Treasurer ⁽²⁾
Limited Liability Corporation	Managing Member ⁽²⁾
Limited Liability Partnership	One General Partner ⁽²⁾

⁽¹⁾ A husband and wife who jointly own a property need to both sign the required covenants.

⁽²⁾ The person signing the covenant on behalf of the corporation or partnership must clearly state their capacity in the corporation or partnership.

5. The covenant and agreement form or declaration document **MUST** be signed and approved by the staff assigned to your project prior to recording. Please note that the Santa Clara County Clerk-Recorder's Office will not accept any documents that have been erased or altered in any manner.
6. Record the covenant and agreement form or declaration document at the following location:

SC County Clerk-Recorder's Office
Recording Division
70 West Hedding Street, First Floor (at First St)
San Jose, CA 95110
Hours: 8:00 am – 4:30 pm M-F Phone: (408) 299-5688

Recording Fee: Contact the Recorder's Office for their current fee schedule.

Over-the-Counter Recording: Recording services can be obtained over-the-counter provided you take the original document to be recorded and one copy. The Clerk-Recorder's Office will keep the original document and stamp the copy as a "Conformed Copy". The Building & Safety Department will accept the Conformed Copy as evidence of recordation.

Additional Information: If you need additional information about the Santa Clara County Clerk-Recorder's Office, call (408) 299-5667, visit the county website at www.sccgov.org or Email them at ClerkRecorder@REC.SCCGOV.ORG

Recorded at the request of and mail to:

(Name) _____

(Address) _____

SPACE ABOVE THIS LINE FOR COUNTY RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF UNCERTIFIED FILL**

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

The undersigned hereby certify that (I am) (we are) the owner(s) of real property located in the City of Milpitas, State of California that is hereinafter legally described (as follows) (on the attached exhibit(s)):

LEGAL DESCRIPTION:

APN _____ LOT _____ BLOCK _____ TRACT _____

as recorded in BOOK _____ PAGE _____, Records of Santa Clara County.

This property is located and known as the following **ADDRESS:** _____

This covenant and agreement is executed as a condition of approval from the Building and Safety Department, City of Milpitas, State of California. I am (We are) fully aware that an existing pool or spa shell was left in-place and backfilled with uncertified fill on this site (SEE ATTACHED PLOT PLAN FOR LOCATION). Furthermore, I am (we are) fully aware that uncertified fills are not to be used to support buildings or structures. As a condition of the approval granted by the City of Milpitas, I (we) agree to use this area only for open space and not for any structural support.

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 Chief Building Official of the City of Milpitas upon submittal of request, applicable fees and evidence that this covenant and agreement is no longer required by law.

**SIGNATURES
MUST BE
NOTARIZED**

Owner's Name _____
(Please type or print)

Signature of Owner _____
(Signature)

Two Officer's Signatures
Required for Corporation _____
(Signature)

Name of Corporation _____
(Please type or print)

Dated this _____ day of _____, 20_____

STATE OF CALIFORNIA, COUNTY OF _____

On _____, before me, _____, personally appeared _____, who proved to me the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under **PENALTY OF PERJURY** under the laws of the State of California that the forgoing is true and correct.

WITNESS my hand and official seal.

Signature _____
(Signature of Notary Public)

FOR DEPARTMENT USE ONLY
MUST BE APPROVED BY MILPITAS BUILDING AND SAFETY DEPARTMENT PRIOR TO RECORDING

APPROVED BY _____ DATE _____
(Print Name) (Signature)