



# Your New Swimming Pool/Spa

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Congratulations on gaining approval for the installation of your new swimming pool or spa! As the property owner, it is important that you are aware of the building legislation requirements and inspection procedures applicable to swimming pool/spas and safety barriers. Please take a moment to carefully read the following information.

## Swimming Pool/Spa Safety Barriers

A compliant safety barrier is required for all swimming pools/spas containing water that is more than 300mm deep.

As of 21 June 2024, the Building Regulations 2012 is amended so that the installation of safety barriers may be exempted from a Building Permit UNLESS it falls into the following scenarios:

- Masonry Construction of more than 750mm high.
- Other materials of more than 1800mm high.
- A safety barrier also acting as a fall protection barrier (balustrade) required under the Building Code of Australia – whereby there is a drop of 1m or more.

As soon as a BA7 - Notice of Completion from your swimming pool contractor is received or we become aware that the safety barrier has not been inspected, the legislation requires an initial inspection to be undertaken by a City Authorised Officer within 30 days.

Note that the initial inspection will have a fee of \$118.00 to a maximum of \$312.00 inclusive of any required re-inspections.

As safety barriers are required to comply with AS 1926.1 – 2012, it is important they meet the loading requirements. Given the Authorised Officer cannot determine loading compliance during inspection, it is essential that the following documents are available:

- Test report/s from NATA Accredited testing laboratory.
- Structural engineer's assessment and statement of compliance
- For a glass safety barrier, glazing certificate from the manufacturer indicating Grade A Safety Glass manufactured to AS/NZS 2208.
- Installer's Statement of Compliance

Please note that a product brochure merely stating compliance with AS 1926.1 – 2012 is inadequate and would not be accepted.

**If you are exempt from requiring a Building Permit for your safety barrier, we strongly recommend that you contact the City PRIOR to the installation of the safety barrier, or the initial inspection, to demonstrate how compliance will be achieved.**

**Essential Document checklist to demonstrate compliance with loading requirements under AS 1926.1 – 2012**

## Loading Assessment Criteria:

Criteria 1: Strength & Rigidity of Openings	Criteria 4: Closing & Latching of Gates
Criteria 2: Strength of Post & Footings	Criteria 5: Strength & Rigidity of a Gate Unit
Criteria 3: Strength of Barrier Components <ul style="list-style-type: none"> <li>• Rigid components</li> <li>• Flexible material &amp; components</li> </ul>	Criteria 6: Durability of a Gate Unit

## Materials other than glass barrier

Loading Assessment Criteria	Acceptable Documents to Demonstrate Compliance	Y/N
Criteria 1	Test report/s from NATA Accredited testing laboratory OR Structural engineer's assessment and statement of compliance	
Criteria 2	Test report/s from NATA Accredited testing laboratory OR Structural engineer's assessment and statement of compliance	
Criteria 3	Test report/s from NATA Accredited testing laboratory	
Criteria 4	Test report/s from NATA Accredited testing laboratory	
Criteria 5	Test report/s from NATA Accredited testing laboratory	
Criteria 6	Test report/s from NATA Accredited testing laboratory	
Others	Installer's Statement of Compliance	

## Glass Barrier

Loading Assessment Criteria	Acceptable Documents to Demonstrate Compliance	Y/N
Criteria 1	N/A	
Criteria 2	Structural engineer's assessment and statement of compliance	
Criteria 3	Rigid component: <ul style="list-style-type: none"> <li>• Structural engineer's assessment and statement of compliance &amp;</li> <li>• Glazing certificate from the manufacturer indicating Grade A Safety Glass manufactured to AS/NZS 2208</li> </ul> Flexible materials & components: Test report/s from NATA Accredited testing laboratory	
Criteria 4	Test report/s from NATA Accredited testing laboratory	
Criteria 5	Structural engineer's assessment and statement of compliance	

Criteria 6	Test report/s from NATA Accredited testing laboratory	
Others	Installer's Statement of Compliance	

## Temporary Safety Barrier

If you cannot install the permanent safety barrier immediately, a temporary safety barrier complying with AS 1926.1 – 2012 must be provided. This temporary barrier must restrict access by young children to the swimming pool/spa.

Examples of compliant temporary barriers:



## Permanent Barrier

An authorised officer will inspect your swimming pool/spa barrier to check for compliance with AS1926.1-2012. Please refer to the final page of this document for some common faults identified during safety barrier inspections.

After the initial safety barrier inspection, the City has an obligation to inspect all swimming pools and spas at intervals of no more than four (4) years. The fee for this inspection is listed in the City's Fee Schedule and will be broken down into yearly instalments on your annual rates notice.

### Note:

**The onus and responsibility of ensuring swimming pool/spa safety barriers are always maintained and compliant rests entirely with the property owner.**

## Windows

Windows with sills less than 1800mm above the internal finished floor level, that open directly into the swimming pool/spa enclosure, may require security screens over the opening OR the window to be permanently restricted against opening more than 100mm. Please note, key locks on windows **are not acceptable**.

## Doors

Doors (including roller doors) providing direct access to an outdoor pool/spa area are no longer permitted as part of a safety barrier. These doors must be permanently fixed shut so that they cannot be opened (i.e., screwed, bolted or rivetted into the door frame). Please note, **locks are not acceptable**.



## Boundary Barriers

Boundary fences that form part of the swimming pool/spa enclosure are required to be a minimum of 1800mm in height. Additionally, there must be nothing climbable within a 900mm arc measured from the top of the fence on the **pool side** of the boundary.

## Swimming Pool/Spa Covers and Blankets

All outdoor swimming pools and spas must be supplied with a cover, blanket or the like that is designed to reduce water evaporation and is accredited under the Smart Approved Watermark Scheme governed by the Australian Water Association, the Irrigation Association of Australia, the Nursery and Garden Industry Australia and the Water Services Association of Australia.

### Useful Links

Swimming and Spa Pools – DMIRS (Building & Energy)

<https://www.commerce.wa.gov.au/building-and-energy/swimming-spa-and-portable-pools>

Royal Life Saving Western Australia

<https://royallifesavingwa.com.au/professional-services/pool-maintenance/pool-barrier-assessment-service>

## Common Faults

The City takes swimming pool/spa safety seriously and greatly appreciates your cooperation in meeting these requirements. Non-compliant swimming pool/spa safety barriers may attract a penalty not exceeding \$5000, with an additional daily penalty of \$1000 for each day the offence continues.

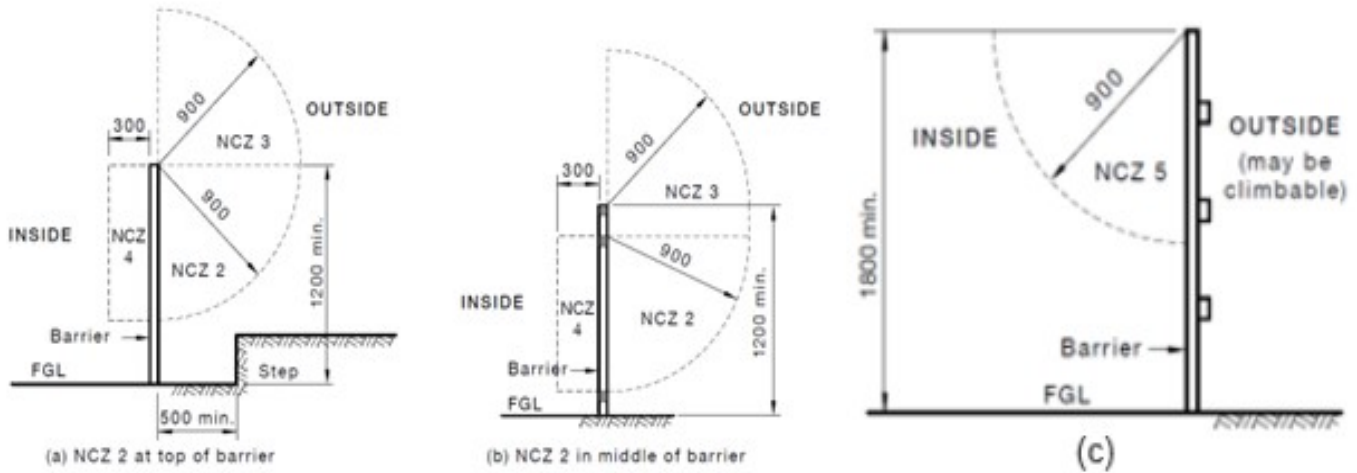
It is recommended that you consider the list of common faults on the next page ***BEFORE*** the inspector calls to check compliance. Maintenance and other remedial work done before inspection could prevent unnecessary follow up inspections.



## Common Faults

1. Fence/gate(s) less than 1200mm high.
2. Fencing incomplete.
3. Fence/gate(s) (with rails/brace/object less than 900mm vertically apart) has gaps wider than 10mm.
4. Top of lower foothold less than 1100mm to top of fence.
5. Gate(s) does not open outwards away from pool area.
6. Gate(s) not self-closing and self-latching from **all** positions (including when resting on the latch).
7. Latch(es) less than 1.5m above ground level or not adequately shielded.
8. Gaps between uprights/panels wider than 100mm.
9. Gaps under fence/gate(s) greater than 100mm.
10. Ground under fence/gate(s) not permanently stabilised (i.e., can be dug under).
11. Door(s) opening into pool area not permanently fixed in the closed position.

12. Window(s) allowing access to the pool area with sill height less than 1800mm above floor level not fitted with security screen or restrict from opening more than 100mm.
13. Step(s) down in fence inadequate height.
14. Sloping panel inadequate height.
15. Safety barrier has objects within a 900mm arc from top of fence, or 300mm of inside of fence (see diagram a & b below).
16. Climbable objects or structures provide access to the pool area.
17. Boundary fences acting as a safety barrier are not 1800mm high (see diagram c below), or, 1.2m high (see diagrams a & b below).



**For further information, please contact the City of Belmont on 9477 7222**