

## INSTALLATION OF NEW SWIMMING POOLS / SPAS

ALL swimming pools/spas installed from 5 November 2001 shall be **ISOLATION FENCED (DOOR ACCESS NOT PERMITTED)** in accordance with the Building Regulations 1989 as amended and the Australian Standard AS 1926.1-1993 pages 4-23.

**Before installing any kind of swimming pool or spa (including blow up or splasher) capable of holding 300mm or more of water the installer (pool/spa company or property owner), shall submit an application for a building licence to the Council.**

An application for a building licence for your pool or spa shall include:

- ❖ APPLICATION ENVELOPE (available from the Building Department)
- ❖ Two (2) copies of your SITE PLAN drawn to scale (1:200) showing:
  - Location of house and other structures on the block
  - Location of the swimming pool/spa on the block
  - Distances from pool/spa to the boundaries, other structure/s, septic tanks/leach drains (if applicable)
  - Location of all isolation fencing and gates (gates to open outwards, away from the pool)
  - Details of the materials and design to be used for the isolation fencing
- ❖ Two (2) copies of CONSTRUCTION DETAIL:
  - Plans and Specifications of the pool (in most cases, these are provided by the Swimming Pool Company)
  - Qualified Structural Engineer's drawings & certification if the pool is of a reinforced concrete construction
  - Qualified Structural Engineers Certification of all second-hand fibreglass pools. The Engineer is to certify that the proposed pool is structurally sufficient for re-installation.
- ❖ Payment of all FEES on lodgement of your application.

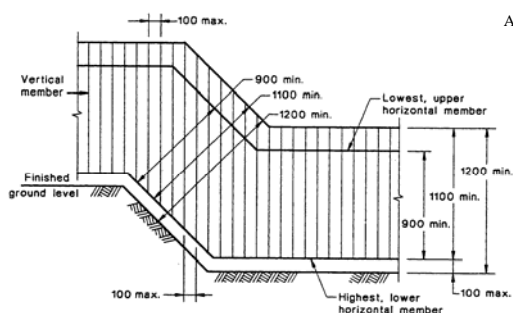
### SWIMMING POOL / SPA SAFETY FENCE REQUIREMENTS

#### Specifications

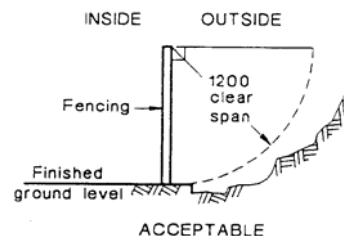
Fencing/gates/walls shall meet at least the minimum standards for dimensions, strength, height, materials etc., or any other requirements the Council may determine within the Provisions of the Building Regulations or Australian Standard.

#### Fencing Height

The fence height shall not be less than 1.2m (1.5m is recommended to align with the minimum gate latch height) and shall remain constant should ground level change or projections, retaining wall/s etc exist near proposed fence – see following figure:



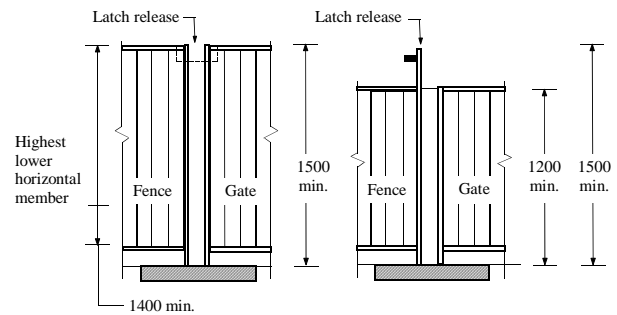
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**Gates** shall open outwards away from the swimming pool/spa area AND self close and latch from ALL POSITIONS at ALL times (from resting on latch to fully open).

**Gate Latches** shall automatically operate on the closing of the gate and prevent the gate from being reopened without manual release and generally be fitted so the latch release is at least 1.5m from ground level.

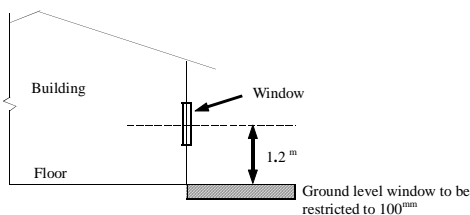
For Gate Latch alternatives refer to Australian Standard AS1926.1-1993 2.11.3 p11.



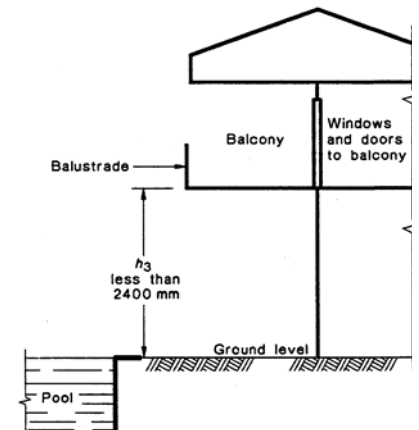
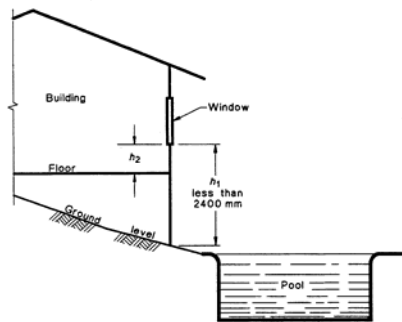
## Opening Windows

If a window sill is within 2.4m (measured vertically) from swimming pool/spa surround, or within 1.2m from sill to floor level, openable portion of window shall be totally covered by mesh screen or bars or permanently fixed to prevent window opening more than 100mm (key locks NOT acceptable). Test for strength, fixing and rigidity shall apply as per Australian Standards (see AS 1926.1-1993 2.13 for full text)

**No door access of any kind is permitted to a swimming pool or spa. Installed after 5 November 2001.**



HEIGHT LIMITATIONS ON CHILD-RESISTANT WINDOWS



BALCONY PROJECTING INTO POOL AREA

## Above Ground Swimming Pools

The walls of the pool shall be an effective barrier if they are not less than 1.2m in height and provide no climbable projections or indentations such as bracing, filter, pipes, ladder etc. A fence and gate would be required to be installed around the pool ladder, bracing, filter pipes or indentations etc to the satisfaction of Council

**RUBBER POOLS** with bands that are climbable are to be isolation fenced.

**The following materials are NOT permitted to be used to form ANY part of the ISOLATION FENCE ENCLOSURE**

- Raked brickwork, any stone work with uneven face or recessed edges. (All such work to be flush rendered or otherwise made smooth to Council's satisfaction.)
- Brush fencing unless specifically inspected and approved before work on fencing commences.
- Any fencing material or existing dwellings wall etc., that is to form part of the enclosure that may provide a surface capable of being climbable.
- Second hand fencing/gates unless this material meets the strength test.

No water is to be placed into swimming pool or spa before fencing/gates inspected and cleared by Council inspection.