

SWIMMING POOLS & SPAS

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INTRODUCTION

Private swimming pools and spas are bodies of water that are used for the purposes of swimming or wading, which the public are not permitted to use.

DEFINITIONS

In Western Australia, **private swimming pools and spas** with water that is more than 300mm deep must have a compliant barrier installed. This is intended to help prevent the drowning deaths and injury of young children under the age of five years.

This requirement applies to:

- in-ground pools and spas.
- above-ground pools and spas (including inflatable and portable pools and spas).
- indoor pools and spas (but not spa baths that are normally emptied after each use); and
- wading pools (containing water that is more than 300mm deep).

IS A BUILDING PERMIT REQUIRED FOR A SWIMMING POOL OR SPA AND ASSOCIATED SAFETY BARRIER?

Yes. A Building Permit approval is required for all swimming pools and spas and the associated safety barrier.

WHAT PLANS AND SPECIFICATIONS FOR I NEED TO SUBMIT WITH MY APPLICATION FOR A BUILDING PERMIT?

The following plans and details are required:

- A full site plan is to be submitted, showing location pool or spa and safety barrier in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200.
- Below ground pools and spas require structural certified details confirming the suitability of the pool for the soil type.
- Engineering certification may also be required for swimming pools proposed to be installed in close proximity to allotment boundaries or existing buildings
- Above ground pools and spas require full manufactures specification and installation details.
- Details of materials and fixings of safety barrier being installed.
- The proposed used of any solid type fencing such as sheet metal or glass requires the submission of certified engineering drawings, complete with details of the design criteria to which the fence has been designed.

WHO SUBMITS THE APPLICATION?

Either the property owner or the party contracted to construct / install the swimming pool or spa and safety barrier must submit the application.

CAN I BUILD A SWIMMING POOL OR SPA AS AN OWNER BUILDER?

Yes. Swimming pools, spas, fencing and shade sails are all Class 10b structures and a registered builder is not required to undertake the works.

DO I HAVE TO INSTALL A SAFETY BARRIER AROUND A NEW SWIMMING POOL OR SPA?

Yes. The Building Regulations 2012 require all new swimming pools and spas to be provided with a safety barrier that complies with the Australian Standard – AS1926.1-2012. Upon submission of an application preliminary inspections are arranged to discuss the proposed location of the pool barrier to assist in identifying any issues that may need to be addressed prior to construction. For full details of the barrier requirements for your pool, refer to the Swimming Pool & Spa Fence Rules Booklet.

WHAT ARE THE DRAINAGE REQUIREMENTS?

All backwash and overflow water from your pool needs to be directed to the road to the front of your property. As such it is important to consider the level at which the pool is to be installed to ensure that drainage requirements can be achieved.

I HAVE AN EXISTING SWIMMING POOL OR SPA . WHAT BARRIER AM I REQUIRED TO HAVE?

The Building Regulations 2012 have different requirements for the provision of barriers, dependent upon when the swimming pool or spa was installed. If you are unsure of the install date please contact the City's Building Services. The Rules for Pools & Spas Booklet can be found on the Building Services Information Sheets list and provides the compliance requirements for each pool install bracket.

WHAT HAPPENS IF I PURCHASE A PROPERTY WITH AN EXISTING POOL?

When purchasing a property that has an existing swimming pool or spa, the following items should be checked through the real estate agent or through your own investigations:

- The swimming pool or spa requires the issue of a Building Permit. You may check directly with the City to determine if a Building Permit was issued.
- The swimming pool or spa barrier requires a suitable safety barrier for the protection of small children. You could check with the City to see when the barrier was last inspected to see if there were any outstanding orders or items still to be rectified.

DOES THE CITY INSPECT SWIMMING POOL/SPA BARRIERS?

Yes, pool/spa barriers are inspected at various stages:

- Preliminary Inspection – this inspection is arranged prior to the issue of the Building Permit to discuss on site the barrier requirements and options.

- Fill Inspection – Once installed or during the course of the installation an inspection is required prior to the filling of the pool/spa with water.
- Completion inspection – Upon completion of the permanent barrier a final inspection is conducted to determine compliance.
- 4-Yearly Inspection – The City is required to inspect all pool and spa barriers at least once every 4 years to ensure that the standard of the barrier has been maintained. You will be contacted in regards to making a booking.

HOW MUCH DOES IT COST TO HAVE MY SWIMMING POOL/SPA BARRIER INSPECTED?

The City will carry out an inspection of new swimming pool or spa barriers prior to the pool or spa being filled with water as a part of the building permit approval. Then as part of your rate notice you will be charged a quarter of the inspection fee every year to cover the inspection that is carried out every 4 years. Please refer to the City's Fees & Charges document for current rates.

ADDITIONAL INFORMATION

The install of a swimming pool or spa requires careful planning and consideration needs to be given to all aspects of your project. Please refer to the attached guideline of what to consider assisting in your project running smoothly.

If you would like additional information on swimming pools & spas, please contact:

City of Karratha, Building Services

Ph: (08) 9186 8555

E-mail: building.user@karratha.wa.gov.au

Website: <https://karratha.wa.gov.au/building-and-land>

DISCLAIMER

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Karratha encourages you to seek professional advice before acting on any information contained within this document. Please contact the city of Karratha if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

GUIDELINES TO YOUR SWIMMING POOL PROJECT

Thinking of installing a swimming pool? Taking the time to plan ahead on how you would like your pool / spa area to look and function, can assist greatly in preventing costly mistakes and in ensuring your pool area comes together without too many delays.

DESIGN CONSIDERATIONS

- How big do you want the pool?
- What type of internal pool fencing are you going to use?
- Will the existing boundary fence comply with the fencing rules?
- If the pool is going in the front yard – what type of fencing will be on the front boundary and will it require planning approval?
- Do you want shade sails over the pool? Is so will the posts form part of the fence?
- What surface finish will be going around the pool? Concrete, pavers etc.
- Where will you house the pump and filter equipment?
- Where are the existing services located? Lodge a request with Dial before you dig
- Which way will the storm water and back wash water run to reach the street?

PRICE YOUR DESIGN

- Seek quotes for all the materials and labour required to complete the project. Often the pool shell only accounts for around half of the total project cost so it is best to do your research up front.

CONSIDER THE TIMING OF YOUR PROJECT

- Once your Building Permit is issued and your pool is installed the City only allows around 8 weeks for the final barrier to be installed. This means that all the fencing needs to be completed and the ground under the fence permanently stabilised (concrete, pavers etc)
- Speak to your potential contractors and suppliers and get timeframes on the works being undertaken and the supply of materials, so that you can put together a more accurate timeline.
- Order your materials – delays in taking delivery of pool fence, pavers, shade sails posts can all impact how long it takes to complete your pool barrier. The pool fencing should be on site ready for install prior to the shell going in the ground.

LEGISLATED REQUIREMENTS

- Building Permit – City of Karratha – required for all works
- Planning Approval – City of Karratha - may be required for proposed fencing in relation to a front yard pool area
- Water Corporation - all in ground pools
- Electrical - pools in close proximity to metal fencing, sheds and the like may need to be earthed, speak to your installer or electrician