



BUILDING SERVICES



Swimming pool and spa safety barriers



Building permit
application checklist
and information

REQUIREMENTS FOR A BUILDING PERMIT:

Swimming Pools

In-ground, above ground, spas, hot tubs, jacuzzi and indoor pools

- Site plan showing pool siting/location (where it will be situated on the block of land) and distance to boundary fencing and house;
- Plans to show depth of any excavation in relation to existing building and fences etc; and
- Location of existing services to the property ie. easements, stormwater and sewer/septic system.

Please note:

- Pool barriers are mandatory – ie: suitable barriers to restrict children under 5. Refer Australian Standard AS2818 & AS1926.1, .2 &.3;
- Pool isolation barriers are strongly recommended ie. other than the property boundary fencing;
- Lockable covers for spas, hot tubs and jacuzzis do not comply in Victoria as suitable barriers;
- Penalties or fines may be incurred if all pool barriers (old and new pools) are not maintained to operate effectively at all times; and
- Doors from any building forming part of the barrier can no longer open directly into the pool enclosure.

Swimming pool and spa safety barriers

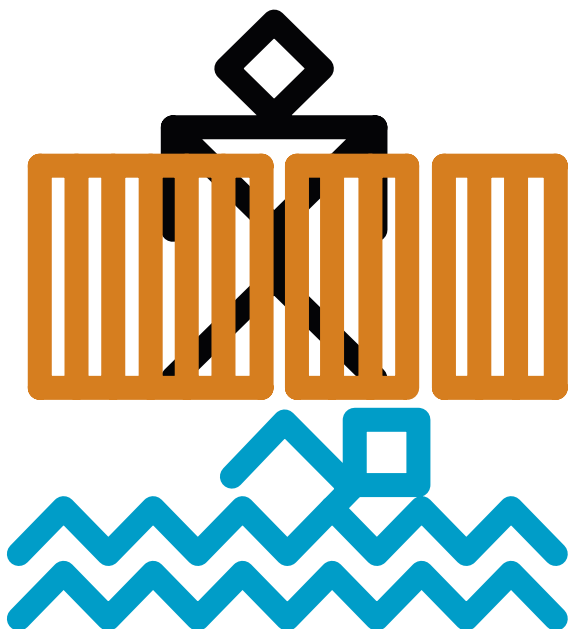
Barriers

All swimming pools and spas capable of holding more than 300mm (30cm or 12 inches) of water are required to have a safety barrier complying with Australian Standard 1926.

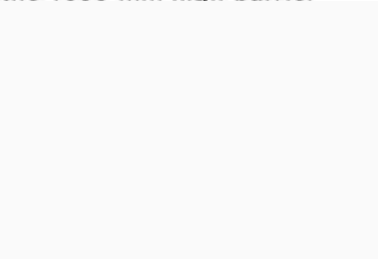
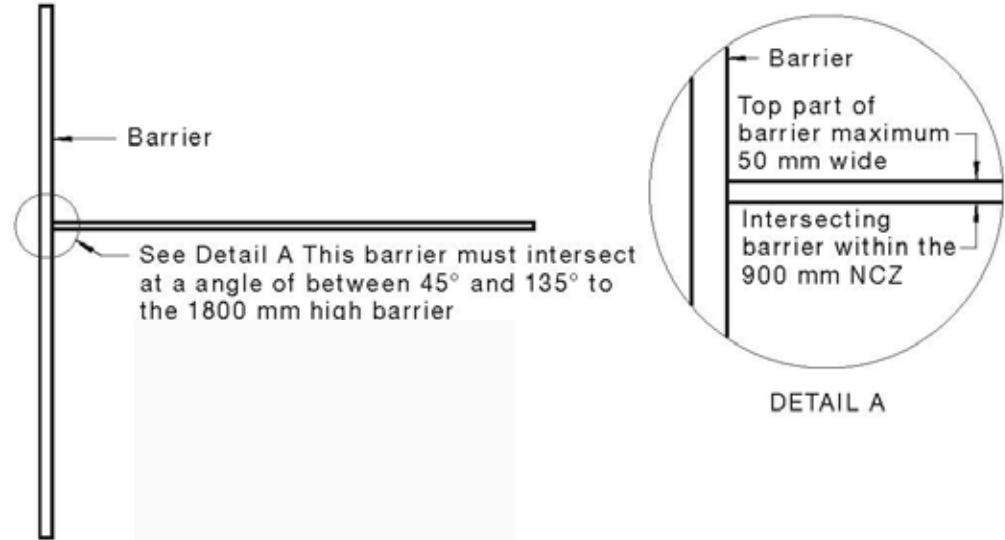
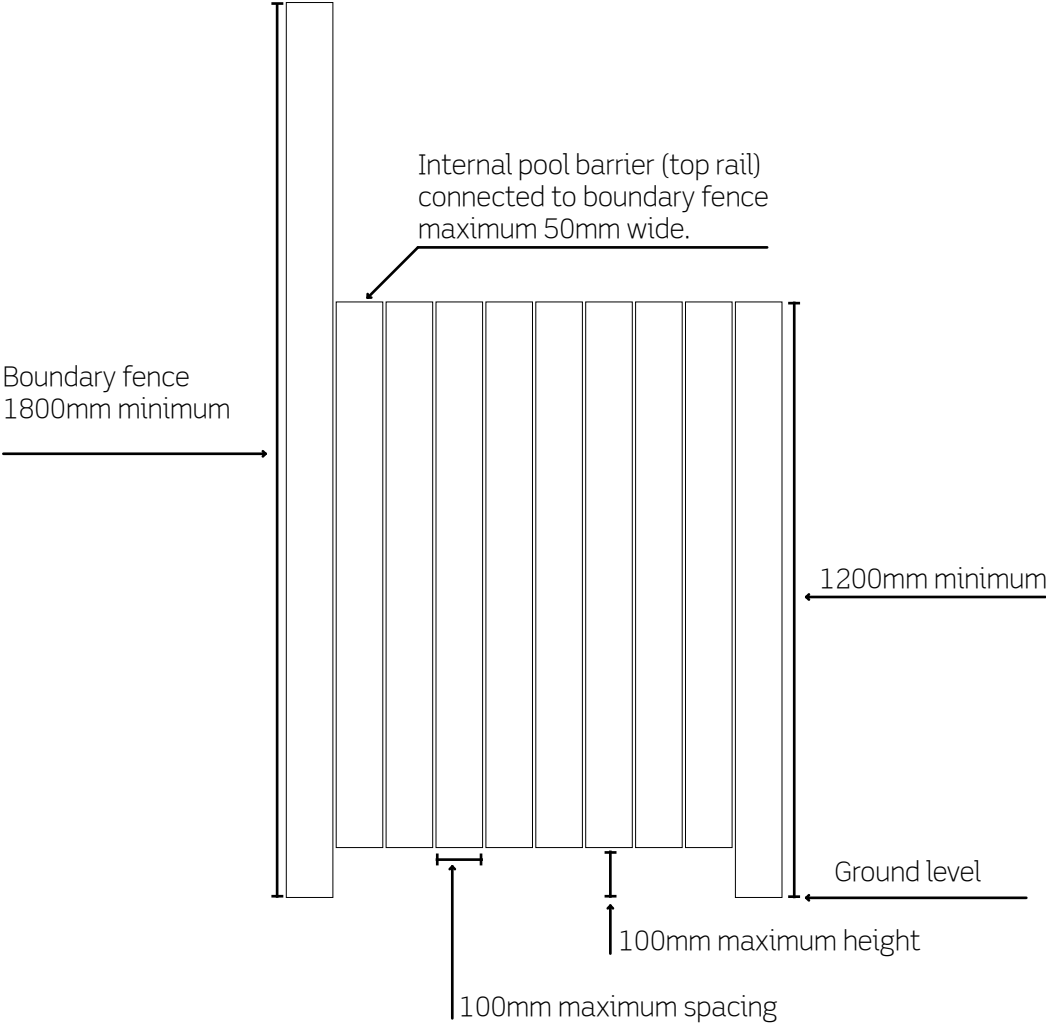
A building permit is required for all new pool/spa installations and the associated barriers.

Barrier requirements

1. Barriers to be a minimum of 1.2m high.
2. Boundary fencing used as a pool barrier must be a minimum of 1.8m high.
3. Any gaps in the barrier, between vertical members as well as under the fence or gate must not be greater than 100mm.
4. The distance between the top and bottom rails of the fence must not be less than 900mm.
5. The gate to the pool/spa area must open away from the pool/spa, be self closing and latching and the mechanism to release the latching device must not be less than 1.5m above the ground.
6. Climbable objects (including plants) cannot be located within 900mm of the outside of the barrier. Climbable objects cannot be within 300mm of the inside of the barrier.
7. Any windows from the dwelling that open onto the pool/spa area must be physically prevented from opening more than 100mm (key locks not acceptable) or have a security screen permanently fixed to the window.
8. Doors cannot open directly into the pool enclosure.

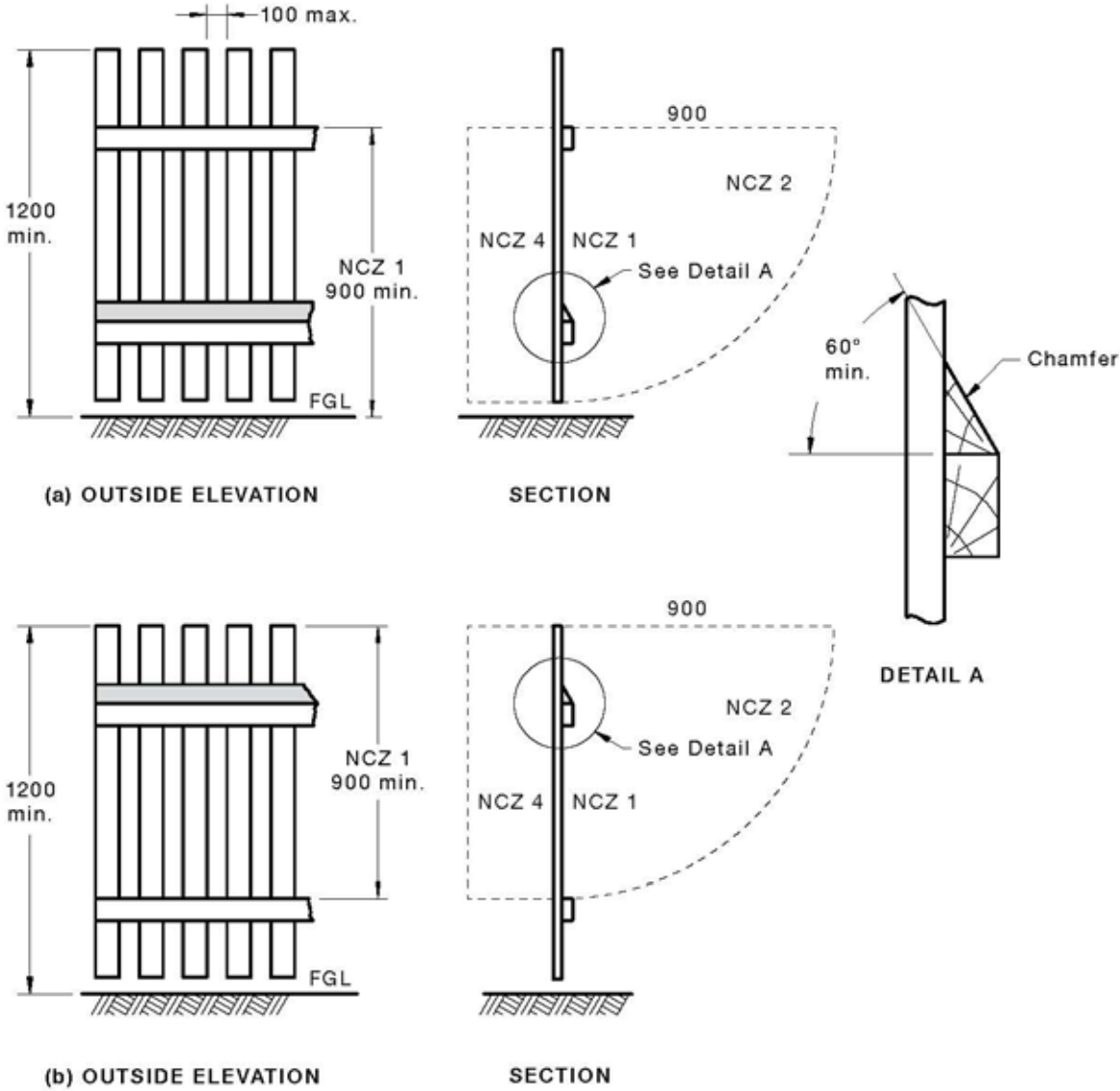


Intersecting barriers



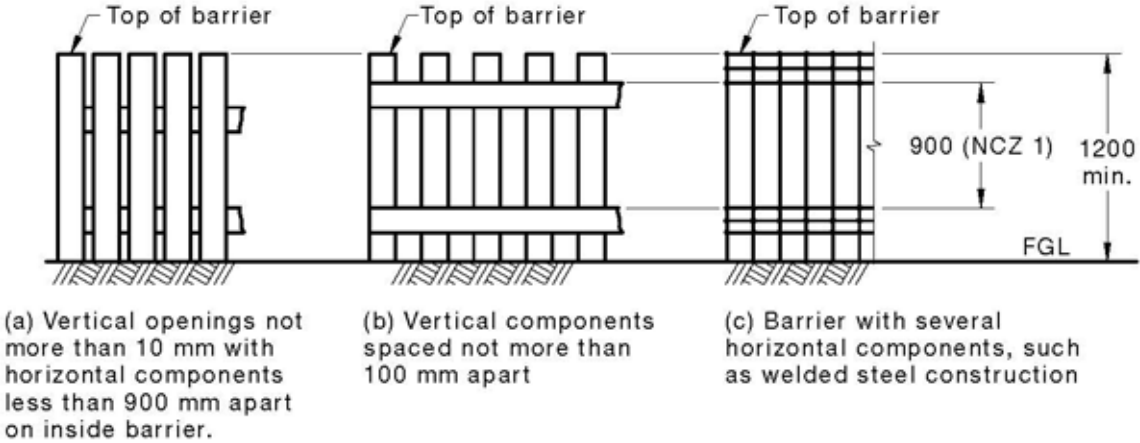
Intersecting barrier with top less than 50 mm in width

Horizontal components



DIMENSIONS IN MILLIMETRES

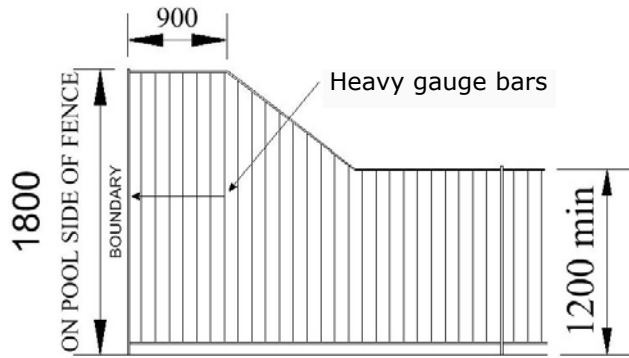
FIGURE 2.6 HORIZONTAL COMPONENTS NOT ACTING AS A HOLD FOR CLIMBING



Alternative solutions

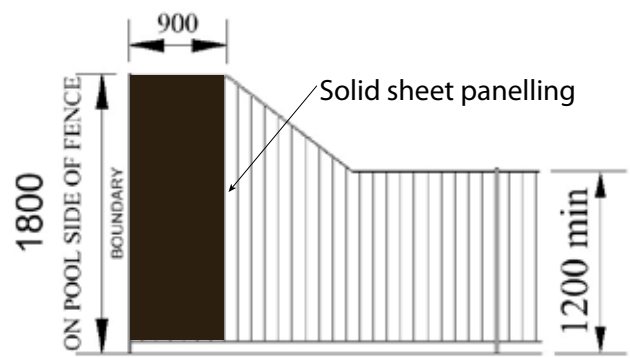
Junction with boundary fence - if the top rail is greater than 50mm wide the following options can be used.

Option A



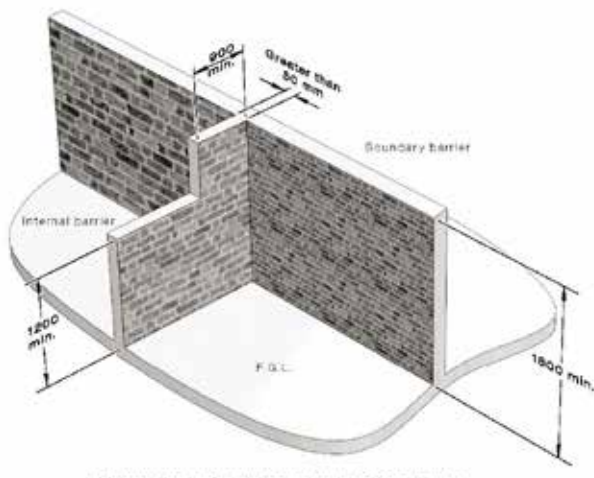
ELEVATION AND DETAILS OF INTERNAL POOL FENCE AT JUNCTION WITH BOUNDARY

Option B



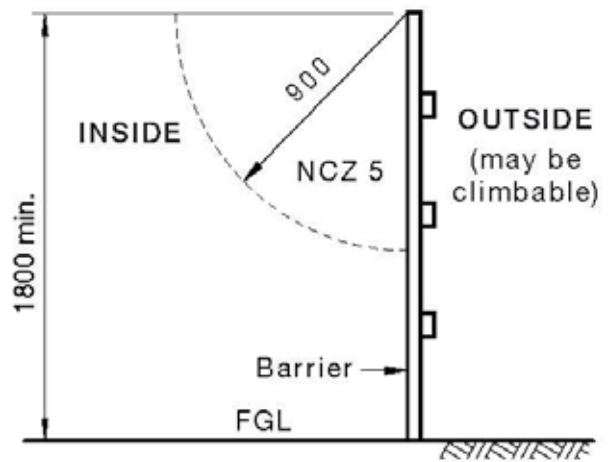
ELEVATION AND DETAILS OF INTERNAL POOL FENCE AT JUNCTION WITH BOUNDARY

Option C



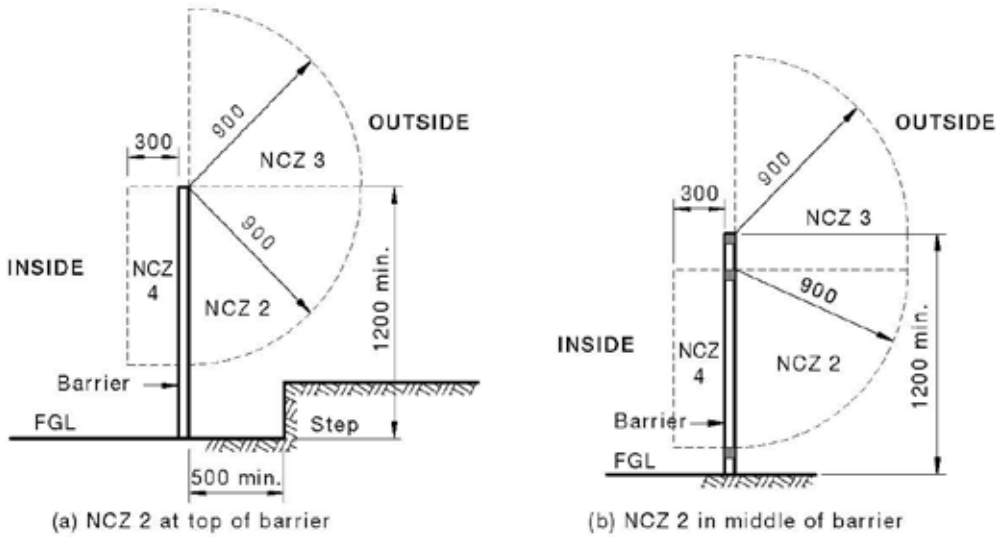
Intersecting barrier with top greater than 50mm in width.

Explanatory diagram NCZ

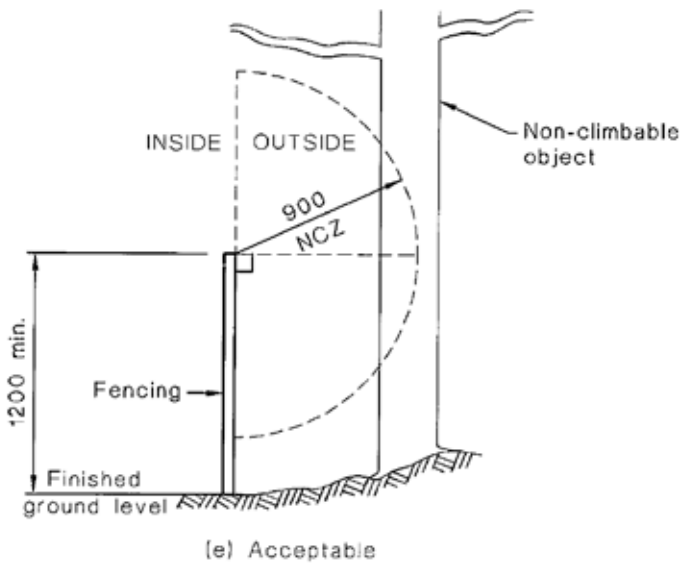
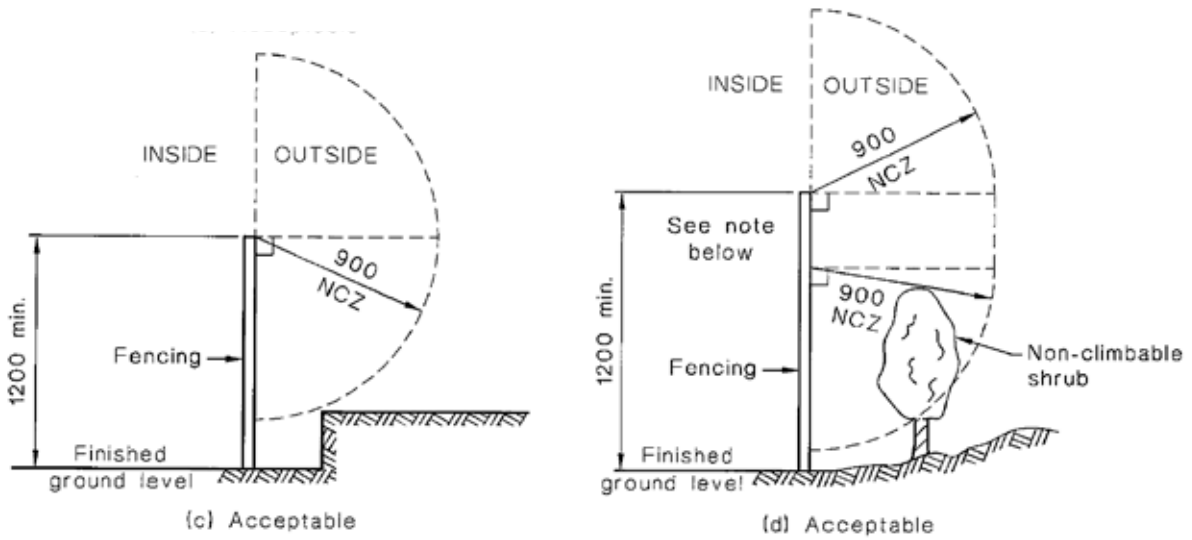


(a) Boundary barrier 1800 mm min.

Non climbable zones



NOTE: The lower radius point of NCZ 2 may be located anywhere on the barrier provided there are no aids for climbing within the arc.



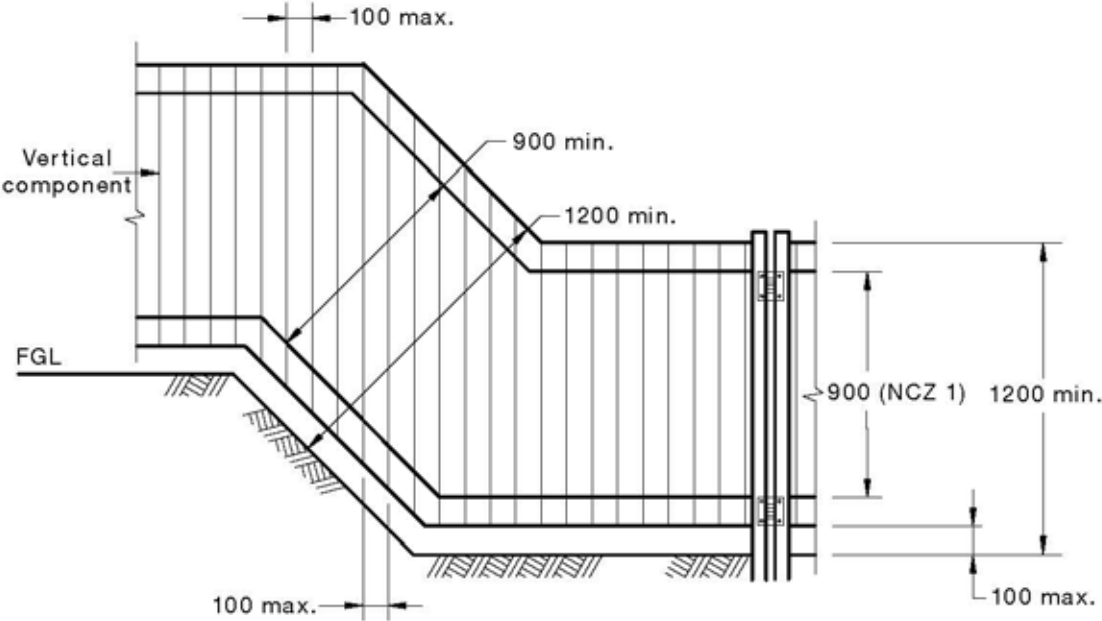
NOTE: The lower radius point may be anywhere on the fence at least 900 mm above the ground or the highest lower rail or foothold.

DIMENSIONS IN MILLIMETRES

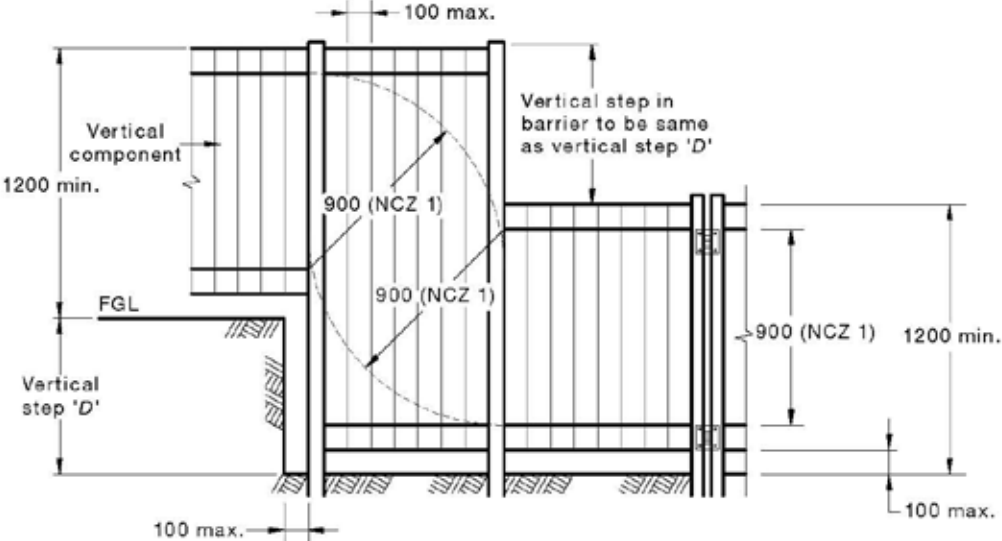
FIGURE 2.1 EXAMPLES OF NON-CLIMBABLE ZONES/NCZs

This is from the 2011 version

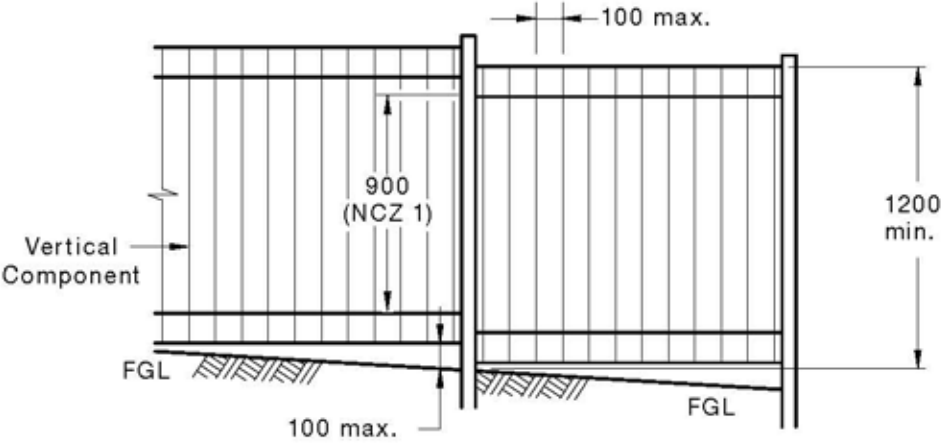
Stepped fencing



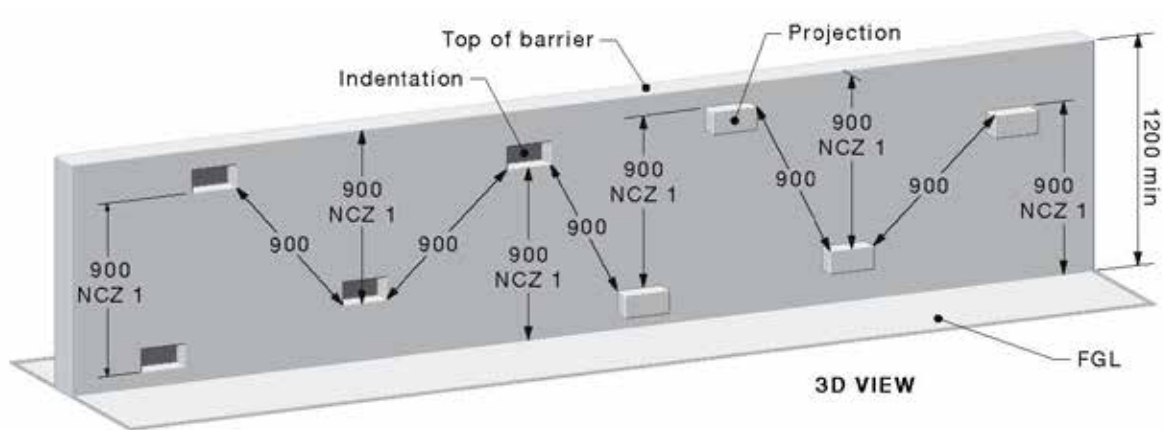
(a) Sloping ground



(b) Stepped ground



(c) Slightly sloping ground



Glass barriers

Glass gates using top and bottom pivot style hinges shall comply with dimensions of Figure 2.4.

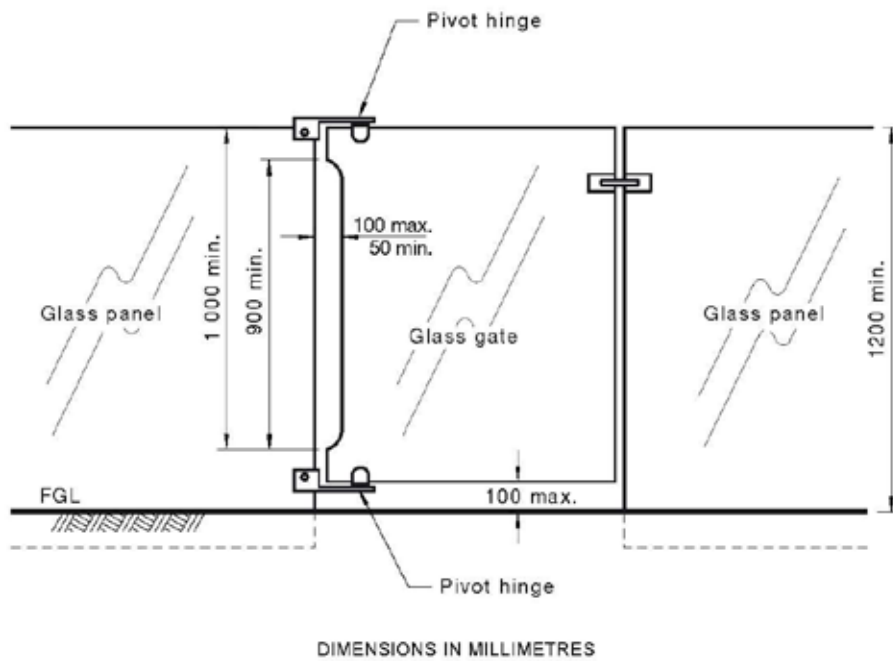
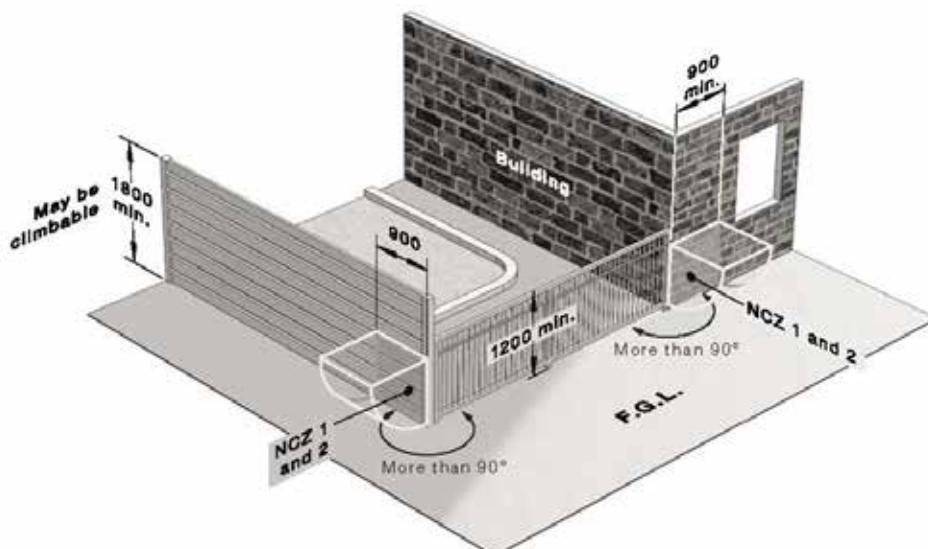


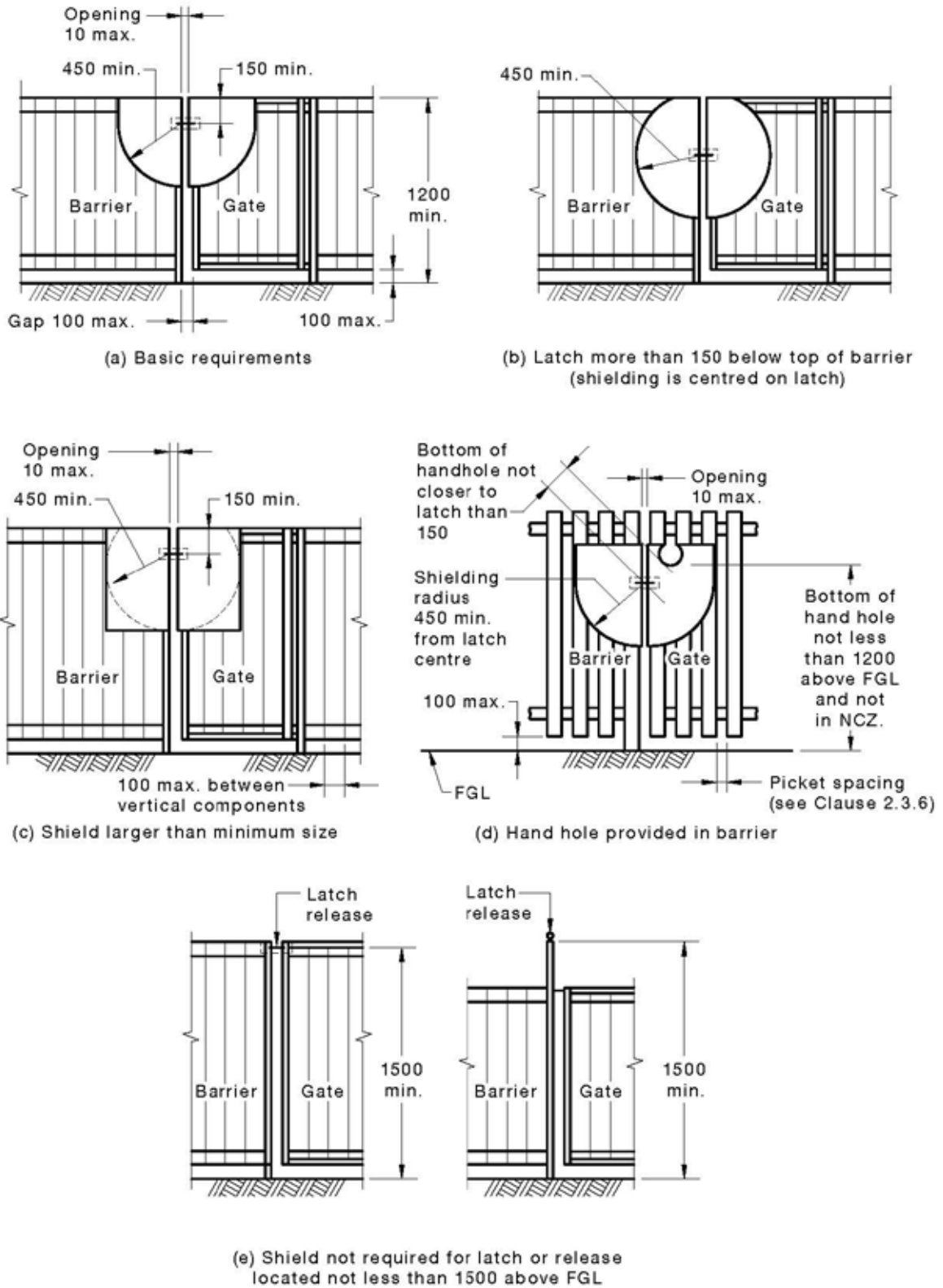
FIGURE 2.4 GLASS GATE WITH PIVOT HINGES

Other barriers connections



Alternative gate latching

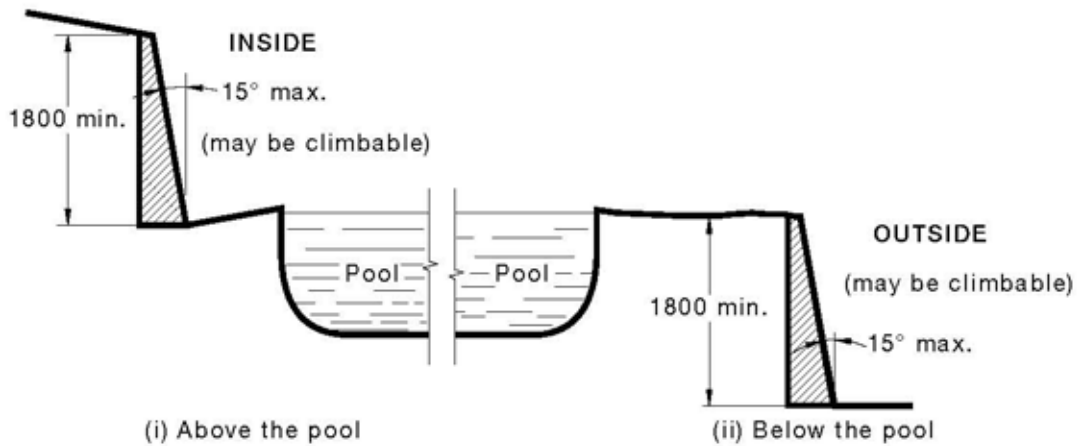
Alternative latch shielding options for gates with vertical openings 10-100mm.



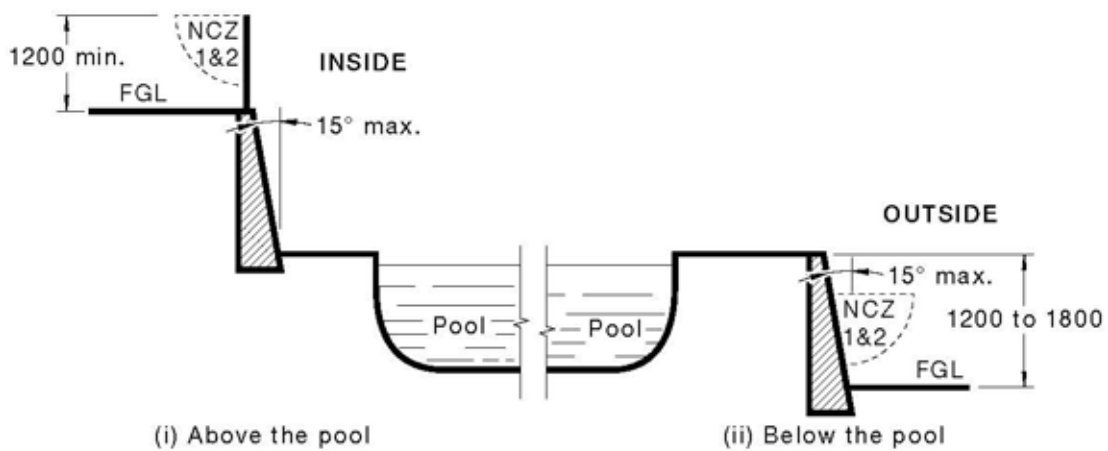
DIMENSIONS IN MILLIMETRES

FIGURE 2.9 ALTERNATIVE LATCH SHIELDING OPTIONS FOR GATES WITH VERTICAL OPENINGS 10-100 mm

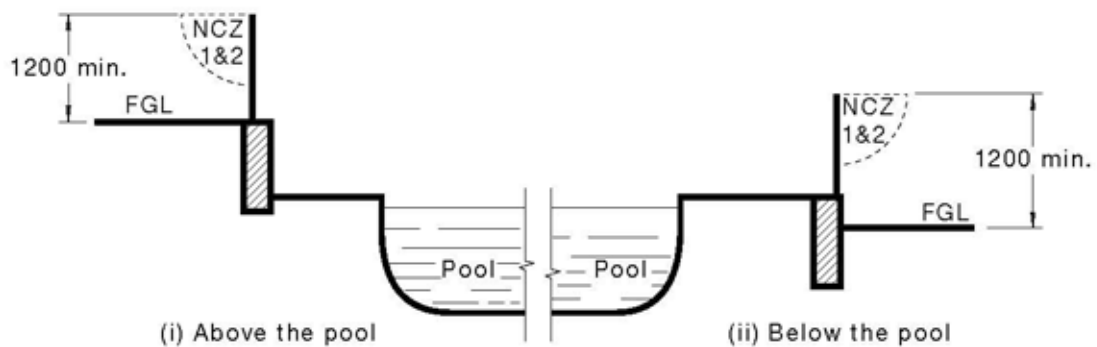
Retaining wall or other barriers



(a) Retaining wall 1800 mm min. height

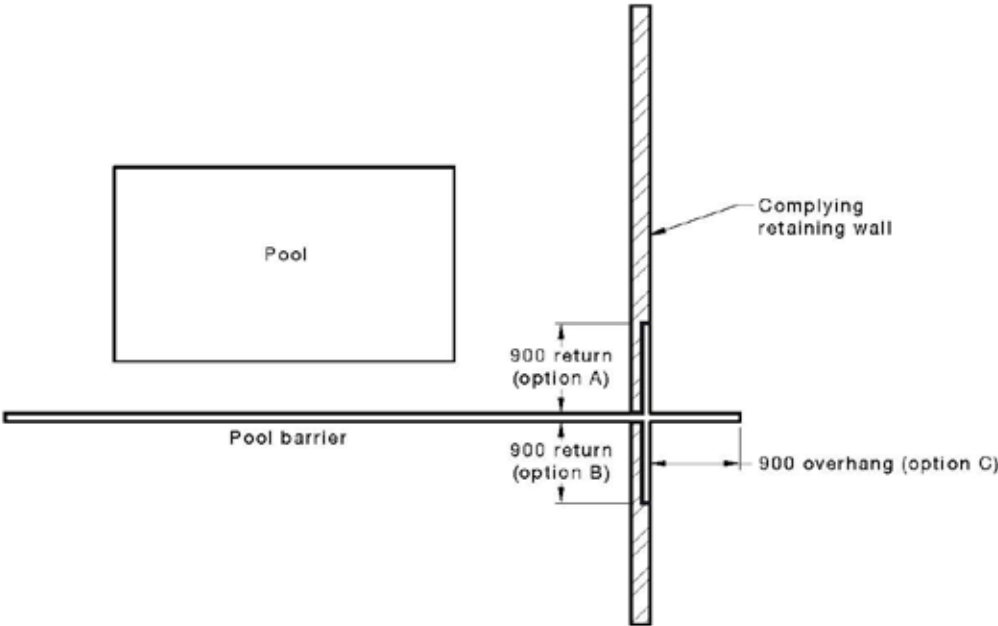


(b) Retaining wall 1200 to 1800 mm height



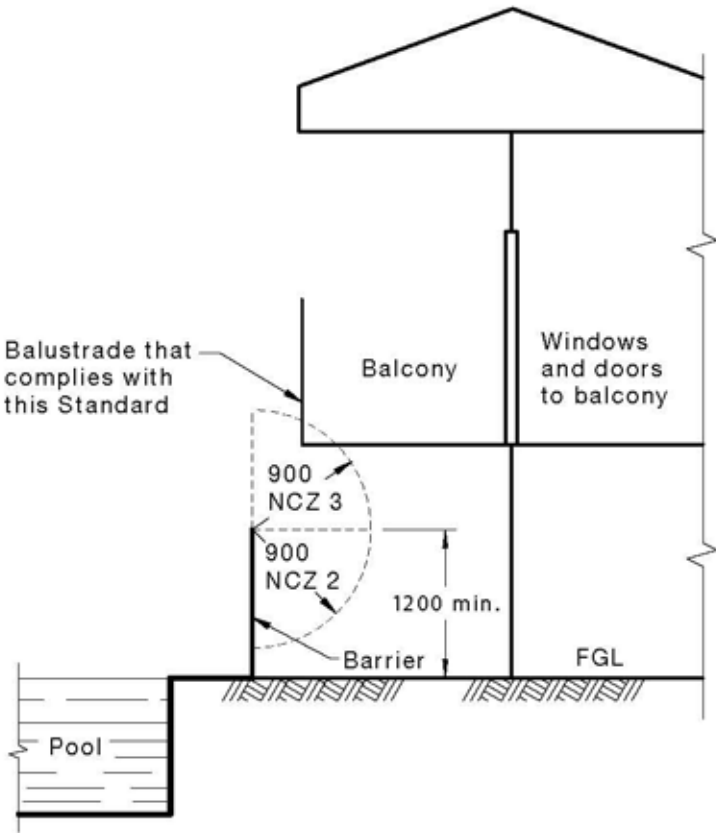
(c) Retaining wall less than 1200 mm height

Retaining wall or other barriers



(d) Pool barrier intersecting retaining walls on lower side of pool

Balcony intrusion



DIMENSIONS IN MILLIMETRES

FIGURE 2.11 BALCONY INTRUDING INTO NCZ

Maintenance

The Building Regulations require that all pool/spa barriers (old and new) must be maintained to ensure effective operation at all times. This means that:

- all existing components of the barrier (eg hinges, self-closers etc) must function as intended;
- objects (including pots, plants & furniture) must not be located near a barrier which could diminish its effectiveness – even if on an adjoining allotment; and
- gates to the pool area are never to be left (or propped) open.

Penalties for non-compliance

Failure to comply may result in a fine of up to \$5000 through the courts. Land owners, tenants and even visitors to a pool/spa are responsible to meet requirements.

Council has no hesitation in taking action against pool owners who fails to install suitable safety barriers.

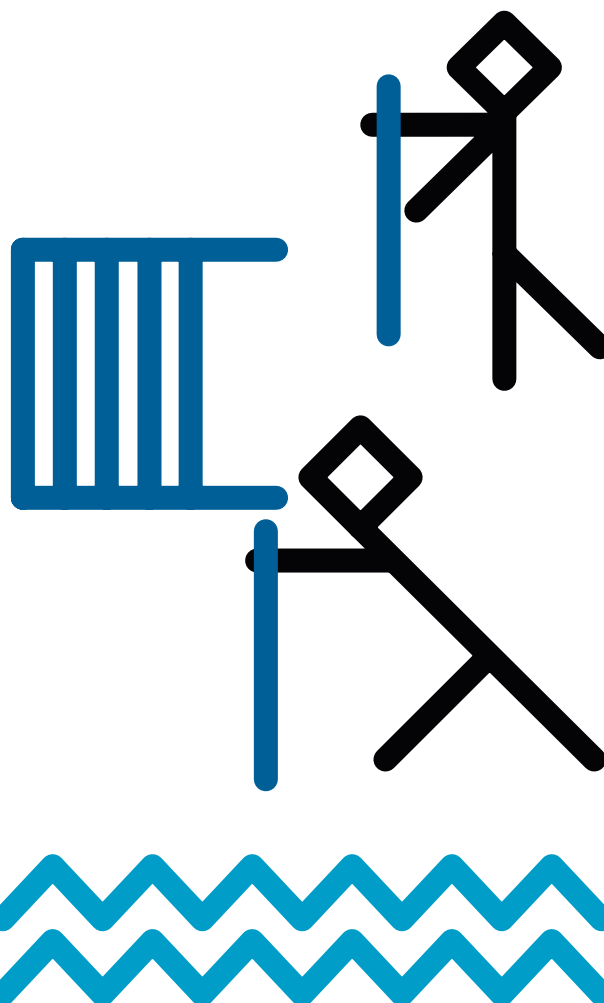
Advice

Any materials may be used that are durable with a reasonable lifespan when exposed to weather, pool chemicals, water, salt spray etc.

Please refer to North East Water on 1300 361 622 before filling your pool if water restrictions are in place.

Finally

These provisions are no substitute for the responsible adult supervision of young children using the pool/spa.



Need more information check out:

Building Commission
 1300 360 320
buildingcommission.com.au
publicrelations@buildingcommission.com.au

Swimming Pool & Spa Association of Victoria Ltd (SPASA)
 (03) 9872 4502
dms.dpc.vic.gov.au

City of Wodonga Building Services Department
 (02) 6022 9300
wodonga.vic.gov.au

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