

Building Information Sheet BS02 – Swimming Pools

July 2010

Definition

Any excavation or structure containing water to a depth greater than 300mm and used primarily for swimming, wading, paddling or the like, including a bathing or wading pool, or spa. Pool types include below ground, above ground, spas, and can be concrete, fibreglass or PVC liner.

What's required to obtain a building licence?

Two (2) copies of all information, with completed building application form and site plan to include:

- Site boundaries and relevant gates and fences of the pool isolation fencing. ALL swimming pools are required to have isolation fencing, complying with AS1926.1. Direct access from the house to the pool is not permitted.
- Residence and other structures on the property (i.e. sheds or pergolas etc).
- The positions of septic tanks and leach drains if applicable.
- Water Corporation approval if applicable.
- The position of the proposed pool showing setbacks from boundaries and other structures.
- Location of pool pumps and motors.

Structural details required:

Concrete and below ground liner swimming pools are required to be endorsed by a practicing structural engineer.

Fibreglass, spas and above ground liner types are designed by the manufacturers, who will provide standard structural detail to submit for a building licence.

The details should be in the form of a plan showing the overall height and shape, type of construction and material, any steel reinforcement, and sub soil drainage behind the pool wall, if applicable.

With some pools special installation details are also required.

Fees

Refer to Information Sheet for schedule of fees. Applications not accompanied by fees will not be processed.

With second-hand swimming pools the above information is still relevant however the pool is to be in AS NEW condition. An engineer's certification may be required at the discretion of the Building Surveyor.

An inspection of the site is necessary prior to a licence being issued so an officer can advise of safety requirements and identify any potential problems. Immediately after your new pool is installed, contact the Shire Building Surveyor to enable a final inspection to be carried out.

To comply with the swimming pool legislation, the Shire Building Surveyor is required to re-inspect your pool within a four year period to ensure compliance is being maintained. An inspection fee is applicable and is identified on your rates notice.

Note : A registered builder is not required for a swimming pool.

For further information please contact the Building Team on 97805214