

Swimming Pool and Spa Safety

GENERAL REGULATORY REQUIREMENTS

PART 1 PRELIMINARY

(1) PURPOSE

The purpose of this practice note is to inform owners, occupiers, people who build swimming pools and spas, and building surveyors, about their responsibilities in relation to minimum safety requirements of a swimming pool or spa over its lifetime.

(2) OBJECTIVE

The objective of the minimum requirements for swimming pools, spas and safety barriers is to minimise harm to children under five years of age from death and drowning injury. A secondary objective of the minimum requirements is to minimise harm to people from the entrapment of hair on a swimming pool or spa water reticulation system.

(3) APPLICATION

All swimming pools and spas with a depth of water more than 300 mm (referred to as “pool” throughout this document) associated with Class 1, 2 and 3 buildings and a Class 4 part of a building, or a children’s service, must have safety barriers to restrict access by children under five years of age to the pool area.

(4) WHEN IS A SAFETY BARRIER REQUIRED

Generally safety barriers are required for pools containing water to a depth greater than 300 mm of water, as follows:

- In-ground pools and spas
- Above-ground pools, including inflatable pools
- Indoor pools and spa pools
- Children’s paddling and wading pools

- Spas, jacuzzis, hot tubs and swim spas (including portable spas)

Safety barriers are not required for structures not used principally for swimming, paddling or wading, such as:

- Pools or spas listed in the paragraph above and not capable of containing water to a depth greater than 300 mm
- Baths and spas used for personal hygiene and emptied after each use (such as a spa bath in a bathroom or ensuite)
- Fish ponds
- Fountains
- Bird baths
- Water supply/storage tanks
- Dams

PART 2 BUILDING AND CONSTRUCTION SAFETY

(5) BUILDING STANDARDS

The Building Regulations 2006 (the Regulations) adopt the Building Code of Australia for the technical standards for the construction of pools and safety barriers. Refer to Part 3 of this Practice Note for the current information.

The technical standards are prescribed in adopted Australian Standards which change from time to time. For existing pools, the applicable technical standards are usually the technical standards that applied at the time the building permit was issued.

For existing pools which predate the building standards (i.e. pools constructed, or for which building approval was granted, before 8 April

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1991) the safety barrier standards are prescribed under Regulations, 701 to 705.

(6) OWNER BUILDERS AND REGISTERED BUILDERS

Domestic building work includes the construction, renovation and repair of a pool.

a) Owner builders

An owner of land who engages separate parties to build a pool and a safety barrier valued at less than \$12,000 (some of whom may be unregistered if the value of their work is less than \$5000), will effectively be an owner builder if they are taking on the responsibility for co-ordination the building work, including responsibility for site safety of the pool during the construction period. If the owner does not want to assume this responsibility its allocation to another party should be carefully documented in the relevant contract.

An owner builder must not undertake domestic building work valued at more than \$12,000 without either a certificate of consent from the Building Practitioners Board, or engaging a builder who is registered under Part 11 of the Building Act 1993 (the Act) and the builder has domestic building insurance.

b) Registered builders

Where the contract price for the carrying out of domestic building work is more than \$5,000, the builder is required to be a registered builder under the Act and must enter into a major domestic building contract with the owner. Certain exemptions may apply for minor work and some single trades. When a person undertakes domestic building work and the contract price is more than \$16,000, the registered builder is also to provide domestic building insurance.

(7) BUILDING PERMIT REQUIRED

The Building Act 1993 and the Regulations require that a building permit must be obtained when proposing to build or significantly alter a pool and associated safety barrier. A relevant

building surveyor (RBS) must not issue separate building permits for a pool and safety barrier.

a) Building permit documentation for safety barriers

A building permit application will need to include detailed drawings and specifications of the proposed pool and safety barrier in accordance with Part 3 of the Regulations (refer to Practice Note 2013-63).

The inclusion of drawings and specifications of the pool and safety barrier will enable the RBS to determine the compliance of the proposal.

It is not acceptable that designers only use general notes such as: "Pool barrier to be constructed in accordance with AS1926.1–2012, AS1926.2–2007 and AS1926.3-2010".

Where the application is for a proprietary safety barrier that complies with AS 1926.1-2012 and AS1926.2 – 2007, the following information would demonstrate compliance:

- evidence that the safety barrier complies with relevant Australian Standards
- drawings indicating the site layout of the safety barrier
- description or drawing of the connection of the barrier to the ground (to demonstrate inaccessibility by young children).

b) Building permit documentation for water reticulation

From 1 May 2011, AS1926.3–2010 Water recirculation and filtration systems have applied to new and significantly altered pools.

A building permit application for a pool will also need to include drawings of the recirculation and filtration system which are sufficient to enable the RBS to determine the compliance of the proposal. The RBS has discretion as to what documentation they will need.

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The following information should sufficiently demonstrate compliance:

- drawings of the recirculation and filtration system
- detailed drawings of active main drain and outlet covers, or a note that outlet covers to be installed will be marked as tested in accordance with AS1926.3–2010 Appendix A
- drawings showing the location of all suction points including solar suction to demonstrate that they will not be less than 600 mm apart.

(8) DECISIONS ON BUILDING PERMITS

The RBS may refuse to issue a building permit if insufficient information is provided to ensure compliance with the Act and the Regulations (which adopt the Building Code of Australia).

a) Commencement and completion dates

It is important that the building work, including any work to the barrier, is completed in a timely manner to minimise harm to young children.

The Regulations specify set time periods from the date the building permit was issued, to the date the building work must commence and the date that the building work must be completed.

Building work must commence within 12 months of the date of issue of the building permit. Building work for a pool and associated barrier (including work undertaken with other building work) must be completed within six months after the “building work commences”.

For the RBS to know when the building work must be completed, the RBS will need to know when the building work commenced.

Therefore the RBS should:

- place a condition on the building permit requiring the owner builder, person in charge of the Building work or builder to notify the RBS that construction of the pool has commenced.

- include a statement on the building permit to the effect that “The construction of the swimming pool and associated safety barrier must be completed within six months of construction commencing on the pool or associated barrier.”

For an example of building permit wording refer to Attachment 1.

b) Protection and precaution work

The RBS must consider the need for work to protect the safety of the public and to protect assets during the building work to construct a pool.

Under the Occupational Health and Safety scheme, a construction site for a pool should have site fencing to restrict the access of the public, and the access of building occupants to the site area. However site fencing may not address specific risks associated with young children who are building occupants and can gain access to the site area of the pool.

The RBS must consider the requirements of regulations 602, 603, 604 and 605 to determine any proposed precautions. Precautions must protect adjoining property, the public and any dwelling occupants, during the construction of the pool. (Refer to Practice Note 2006-20 Protection works process and Practice Note 2014-58 Protection of public).

Specifically in relation to pool safety, the RBS may consider using the power provided under regulation 604(3) to require safety precautions to ensure the safety of young children by preventing them from gaining access to the pool. This may include a condition on the building permit requiring the owner builder, person in charge of building work or the builder to provide a temporary safety barrier that complies with AS1926.1–2012 and AS1926.2–2007.

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Instances where a building permit should include a condition requiring a temporary safety barrier are:

- prefabricated in-ground pools which are filled with water on installation (i.e. fibreglass and vinyl pools or the like)
- in situ in-ground pools which are not self-draining and will not be maintained during construction allowing rainwater to accumulate in the pool (i.e. concrete block or concrete sprayed pools or the like)
- where the dwelling is occupied during construction.

(9) INSPECTIONS OF BUILDING WORK

Site safety needs to be maintained during the construction of a pool as risks change, including the risk of a person, including a child, falling from a height or a young child drowning.

a) Prior to placing a footing

A pool excavation which can become partly filled with ground water or rainwater can potentially be dangerous, creating a potential drowning hazard, especially for young children.

If any fencing to restrict the access to the site, including by young children, is not sufficient or has been moved, the RBS should issue a direction as to work pursuant to section 37 of the Act or a building order for minor work.

b) Prior to a final inspection stage of the safety barrier, but the pool is filled with water to a depth greater than 300mm

While there is no inspection stage during the period where the structure of a pool may fill with water, or be intentionally filled with water (e.g. a prefabricated pool) it is important to maintain safety to restrict the access of young children to the pool prior to the installation of the permanent safety barrier.

Site safety during this stage will be the responsibility of the contractor responsible for both the pool and the safety barrier.

Where the work is undertaken by an owner builder, the owner will be responsible for the safety of the pool, spa and associated barriers during construction; and after the pool has been handed over to the owner (possibly containing water to a depth greater than 300mm). If there is a contractor installing the permanent safety barrier, that contractor will be responsible for site safety from the time that they commence the building work, until the time that the RBS certifies practical completion of the barrier.

If a required temporary barrier is removed prior to the certification of the permanent safety barrier by the RBS, the RBS or the Municipal Building Surveyor (MBS), can enforce the requirement of a temporary barrier through the use of notices and orders.

c) Final, upon completion of all building work

Where construction allows, the pool should not be filled with water prior to the RBS certifying that the permanent safety barrier complies with the Regulations.

The RBS can, in accordance with regulation 315(4), extend the period within which any building work is required to be completed prior to the lapse of the permit if the RBS considers that the extent of the building work warrants an extension.

In considering a request for an extension to the completion date for a pool and safety barrier, to make the pool safe for young children, the RBS should require that any temporary safety barrier is maintained.

(10) LAPSED PERMITS (WHERE THE COMPLETION TIME HAS BEEN EXCEEDED)

Where a building permit for a swimming pool has lapsed, the RBS must take appropriate action to ensure any danger due to incomplete work is addressed. The RBS should inspect the property and engage with the owner and builder to determine what stage the building

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work has reached. This will help in determining an appropriate course of action for the RBS.

a) Building work complete

Where the pool and the permanent safety barrier have been completed in accordance with the building permit, a final inspection can be undertaken. Any minor non-compliant work can be made to comply by the issue of a minor works order. If the building work fully complies, a certificate of final inspection can be issued.

b) Building work not complete

Where the pool and the permanent safety barrier have not been completed, a new building permit and building permit levy will be required prior to any building work continuing on the site. A stop work order may be required where the builder continues working. If the work is a danger, an emergency order may be required to remove the danger and can only be issued by the MBS. If the owner does not apply for a new building permit for the work promptly, a building notice may be issued.

c) Building work not commenced

Where work has not commenced, the RBS should take notes for their file and may include photos of the site verifying this. A letter should be sent to the owner and builder advising that the permit has lapsed, a new permit and building permit levy will be required and no work on the swimming pool and safety barrier may proceed.

The above is a guide only to suggest a process the RBS should follow where the permit has lapsed, because work did not commence within 12 months of the permit being issued or was not completed within six months after construction commenced. The RBS also has a duty to include the date a building permit lapsed in the monthly levy report to the Victorian Building Authority.

(11) SAFETY BARRIER MAINTENANCE

An occupier of an allotment or building containing a pool must:

- maintain and ensure that the swimming pool barrier, door, gate lock, latch, catch, bolt or fly screen restricting access to the swimming pool or spa area is maintained and operating effectively at all times; and
- ensure that any gate or door forming part of a swimming pool or spa barrier or fence that provides access to the swimming pool or spa is in the closed position except when a person is in the act of entering or leaving the swimming pool or spa.

When a safety barrier is replaced, a new building permit will be required. The safety barrier will need to comply with the current technical standard at that time.

PART 3

APPLYING THE BUILDING CODE OF AUSTRALIA AND AS1926.1 – 2012 TO NEW POOLS AND BARRIERS

12) BUILDING CODE OF AUSTRALIA REQUIREMENTS FOR NEW POOLS AND BARRIERS

12.1 DEFINITIONS

Building Code of Australia means Volume One and Two of the National Construction Code series.

Barrier height: The height of the barrier perpendicular to the finished ground level.

Boundary barrier: A dividing barrier between two adjoining properties.

Finished Ground Level: Ground level or other permanent stable surface.

Non-climbable zone (NCZ): A zone on a barrier and in the space adjacent to a barrier, running the full length of a barrier including a gate, that is intended to restrict climbing of the barrier by young children.

Pool area: means the area that contains the pool or spa and is enclosed by a safety barrier.

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Swimming pool: means any excavation or structure containing water to a depth greater than 300 mm and used primarily for swimming, wading, paddling or the like, including a bathing or wading pool, or spa.

Young child: A child under the age of five years.

12.2 Energy efficiency for swimming pools

BCA Volume One J7.3 and J7.4 and BCA Volume Two Part 3.12.5.7 and 3.12.5.8 specify the energy efficiency requirements for swimming pools and spas.

The BCA requires that heating of pools other than a spa pool may be by a solar heater (not boosted by electric resistance heating) or a gas heater or heat pump, a heater using reclaimed energy or a combination of these.

Heating of a spa pool that shares a reticulation system with a swimming pool can be heated by one or a combination of the following methods - a solar heater, a gas heater a heat pump or a heater using reclaimed energy

Where the heating is by a gas heater or heat pump the swimming pool must be provided with a cover and a time switch to control the operation of the heater.

A spa pool with a capacity of 680 litres or more is required to be provided with a time switch to control the operation of the circulation pump.

12.3 Child-resistant door sets must not be used in barriers for outdoor pools

AS 1926 -2012 .1 clauses 2.7 specifies that child-resistant door sets can only be installed for access to indoor pools and the indoor part of an indoor/ outdoor pool.

Therefore, doors from a building to an outside pool must not be used to allow direct access to the pool area - a separate barrier between the building and the pool area is required.

However, walls of buildings and child-resistant windows can still be used as part of the barrier.

12.4 Indoor pools

Pools are considered to be indoors when they are fully enclosed by walls on all sides and roofed, and access to the pool is from within the building. For indoor pools, a side-hung door within the dwelling may be used. The door forming part of a barrier for the indoor pool must swing away from the pool area when opening. It must also be self-closing and self-latching in accordance with the requirements of AS1926.1-2012 and have a NCZ 1 located to the outside of the door. A self-closing and self-latching sliding door may also be used.

The design drawings will need to clearly show details of the pool barrier, child-resistant doorsets and the swing direction of doors as part of the building permit application.

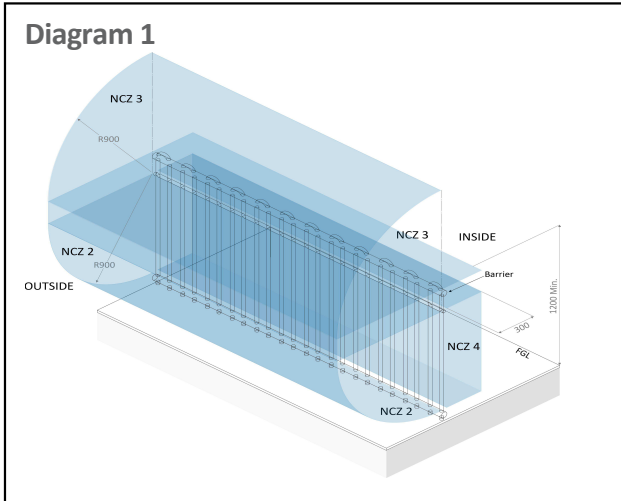
Pools under verandas or within an enclosure that is open to the elements on any side (not including windows in walls) are considered to be outdoor pools, and child-resistant door sets must not be used for access from the dwelling.

Electronically operated doors to indoor pool enclosures must be designed so that in the event of total power and battery failure, it automatically closes and self-latches. Any unlocking mechanism must be a minimum of 1.5m above the finished floor surface.

12.5 Non-climbable zones (NCZ)

AS1926.1-2012 has introduced five (5) "non-climbable zones" (NCZ). NCZ 1-4 apply to an internal barrier where the barrier height is less than 1800 mm. An internal barrier (a barrier other than a boundary barrier) that is 1800 mm or greater in height does not require NCZ and may be climbable on both sides. (diagram 1). NCZ 1 is a vertical plane on the outside face of the barrier.

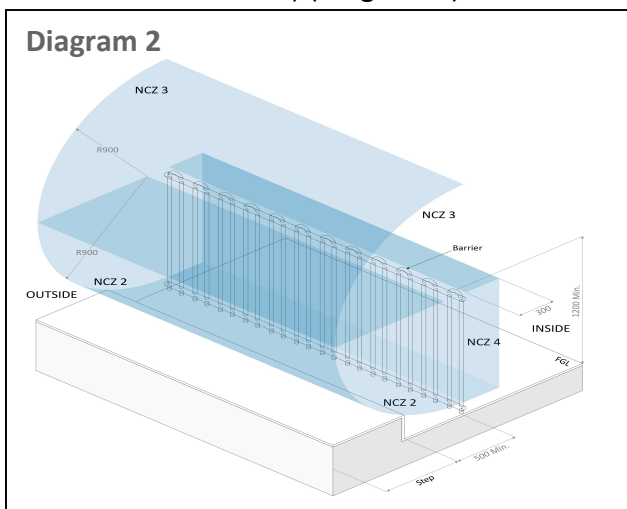
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12.6 Steps abutting fencing

In certain circumstances a step, object or level change may be adjacent to barriers and may still be outside the NCZ. For instance, as NCZ can be taken from the top of the pool barrier at a height of 1200 mm in a 900 mm arc on the outside of the barrier, there is effectively 300 mm left below the non-climbable zone. It is important to interpret this correctly. The 1200 mm barrier height is measured from any point from the top of the barrier to the finished ground level on the outside of the barrier.

A step, object or level change that abuts the fence is considered to be the finished ground level and therefore the 1200 mm must be measured to this point. Clause 2.3.1 of the Standard requires that steps, objects or level changes must be set back a minimum of 500 mm from the barrier.) (Diagram 2)

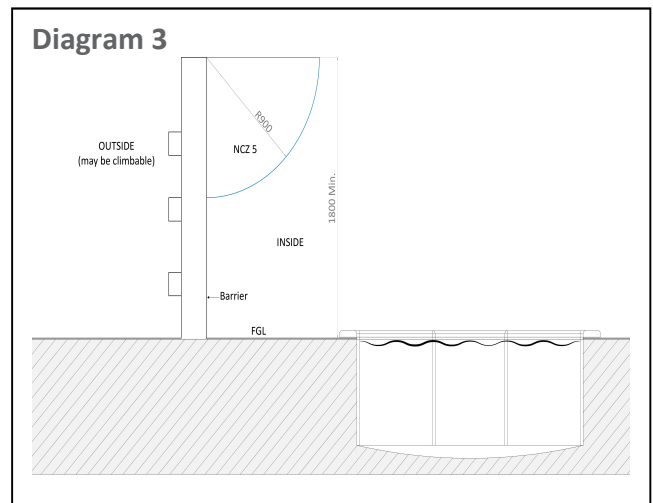


12.7 Total enclosure of property not sufficient
Designers and building surveyors need to be aware of the definition of pool area. AS 1926.1-2012 defines pool area as: “The area that contains the pool and is enclosed by a barrier”. Therefore, the whole allotment cannot be a pool area.

The pool area must be a separate, defined area on the allotment and access to it must not be directly available from any other building, including any dwelling and outbuilding on the allotment.

12.8 Adjoining properties – climbable elements and boundary fences

AS 1926 -2012 clause 2.2.4 has clarified the requirements for boundary fences that act as pool barriers. The barrier must be 1800 mm or greater in height above finished ground level on the inside and have NCZ (NCZ 5) measured down 900 mm from the top of the inside of the barrier. The outside of the barrier can be climbable. (Diagram 3)



The location of the NCZ inside the pool area means that it can be maintained by the pool owner or occupier.

Where a 1200 mm high internal barrier intersects with a 1800 mm high boundary fence and the top rail or surface of the internal barrier has a width of 50 mm or less, it may encroach

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into the 900 mm NCZ provided it intersects the boundary fence at an angle in plan, of between 45° and 135° to the 1800 mm boundary barrier.

Where the top surface or rail of the intersecting internal barrier exceeds 50 mm, the height of the lower barrier must be increased to a minimum of 1800 mm and extend not less than 900 mm from the intersection of the boundary fence. (Diagram 4 (a) & 4 (b))

Diagram (4a)

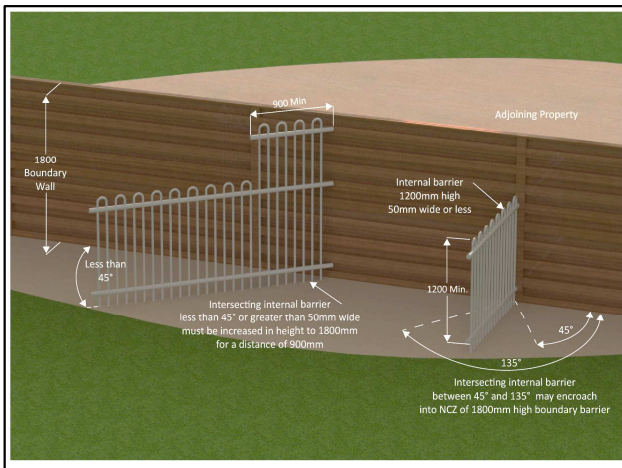
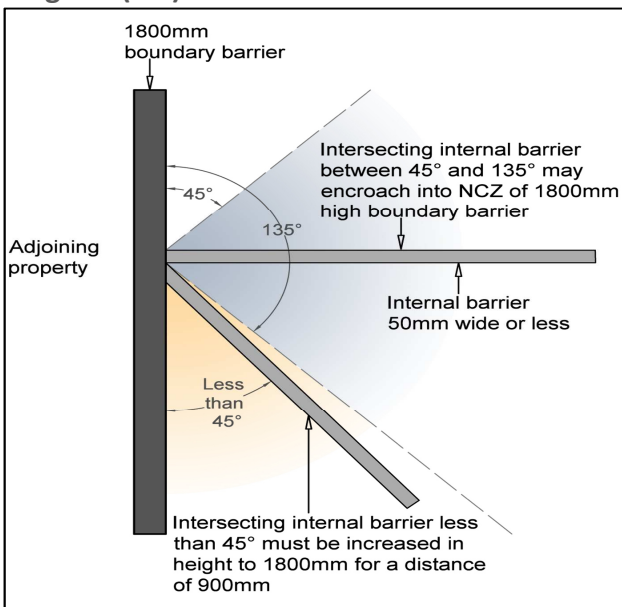


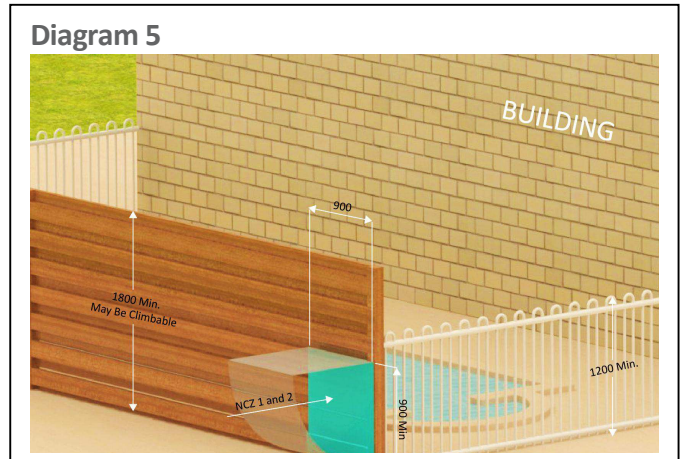
Diagram (4 b)



12.9 Internal intersecting Barriers

Where a barrier is less than 1800 mm in height and it intersects an 1800 mm high barrier at an angle greater than 90°, the NCZ 1 (the vertical

plane on the outside face of a barrier) and NCZ 2 (the 900 mm radius down from the top of NCZ 1) on the lower barrier are required to extend a minimum of 900 mm beyond that intersection. (Diagram 5)



12.10 Glass barriers

AS1926.1 now includes provisions (clause 2.3.3) for glass barriers and glass gates with top and bottom pivot style hinges. Glass in barriers must comply with the provisions of Australian Standard AS1288.

12.11 Garages and other Class 10a buildings forming part of a pool barrier

The use of automatic closing roller doors or manual slide bolting of rollers doors in the closed position of garages or other Class 10a buildings are not appropriate solutions for compliance with AS1926.1. The temptation for owners to “unbolt” the roller door is too great and is an unacceptable risk.

AS 1926.1 2012 requires that the barrier must be a permanent structure. The definition of permanent structure is “A barrier or part of a barrier which cannot be removed without the use of tools”.

The door needs to be permanently fixed in the closed position through the appropriate use of fasteners that can only be removed by the use of a tool such as a screwdriver, spanner or drill.

A side-hung door that would typically allow access to the garage from the yard must also not be used as part of the barrier. A separate barrier must be installed around a garage or shed door.

12.12 Gazebos, pool houses, and parts of Class 1 structures within the pool area or forming part of the barrier

Owners, designers and building surveyors will need to carefully consider the location of gazebos, pool houses, and parts of Class 1 structures within the pool area or forming part of the barrier.

Tool sheds, garages, barbeques and enclosed buildings are to be located outside the pool area to reduce the likelihood of self-closing gates being propped open in order to gain access.

An additional risk is that a child may be hidden by or within a structure is considerable, reducing the ability to adequately supervise children within the pool area.

Where a structure is totally enclosed by the pool barrier, consideration of the use and design of the structure needs to be undertaken to determine compliance with the requirements of AS1926.1.

AS 1926.1 - 2012 prohibits the use of a child resistant door set that opens into an outdoor pool area. A separate barrier must be provided that separates the door of the building from the pool area.

Enclosed pool buildings that may contain kitchens, playrooms, change rooms, or entertainment rooms are habitable rooms that form part of the main building and may compromise the safety of children in the pool area by reducing or prohibiting visual supervision of the whole pool area.

An open-sided gazebo or other open shade structures supported by posts only are not considered to substantially reduce visibility within the pool and may be constructed, wholly

or partially within the pool area without being separated by a barrier.

13. DESIGN AND CONSTRUCTION CONSIDERATIONS

13.1 Single footing for fence posts to maintain the gate and latch operation

A common problem with pool barriers is that the posts supporting the gate and the latches tend to spread over time. This has the effect of not allowing the gate to latch properly and in some circumstances, causes it to swing freely between the posts.

It is recommended that the footings for fence posts supporting the gate and latches are poured “monolithically”, or as one footing across the opening. This ensures that the posts are “connected”. As the ground moves, the posts should move together, reducing the likelihood of them “spreading”, and ensuring that the gate will continue to be self-latching.

13.2 Perforated material or mesh

A barrier within the property consisting of perforated or mesh materials with apertures of the mesh not greater than 13mm (measured horizontally across the widest part) must be a minimum of 1200 mm in height and shall have a NCZ's in accordance with 2.2 of AS1926.1.2012

Barriers using material with apertures more than 13mm but not greater than 100mm (measured horizontally across the widest part) must have a minimum height of 1800mm. Any material with apertures greater than 100mm shall not be used. Barriers of perforated or mesh materials must be of sufficient height so that a 25kg weight supported at any point along the top of the barrier will not reduce the height to less than 1200 mm.

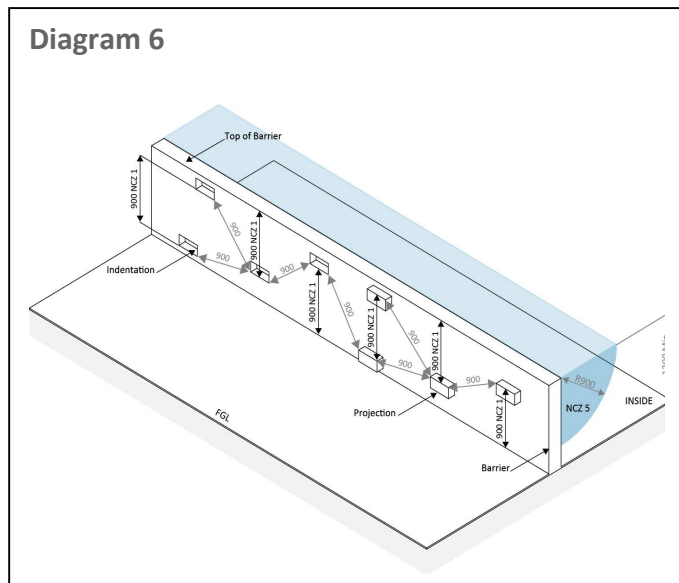
The bottom of the barrier must be installed in such a manner that the gap at the bottom must not exceed 100mm when applied with a vertical lift force of 100 N.

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13.3 Projections and indentations

For projections and indentation within NCZ1, a horizontal surface with a depth greater than 10 mm shouldn't be made. Projections and or indentations with horizontal surfaces of a depth greater than 10 mm should not be less than 900 mm from the top of the barrier and less than 900 mm above the finished ground level.

(Diagram 6)



13.4 Main drain/suction design – using alternatives to AS1926.3 for pools and spas

Part 3.9.4 of the BCA 2010 first referenced AS1926.3-2010 Water recirculation systems and was adopted by the BCA 2011 on 1 May 2011. Designers and builders of pools should be aware of the requirement for performance-based testing of system elements to eliminate the risk of entrapment.

In using AS1926.3-2010, pool designers need to provide the RBS with the design and test data from the manufacturer of the main drain cover, and the RBS will need to ensure that the main drain cover has been installed in accordance with the building permit documentation and AS1926-2010 where appropriate.

13.5 Testing and inspection prior to sign off

The RBS will need to satisfy themselves the pool or spa has been built in accordance with the documentation approved as part of the building permit. The RBS may also ask for the pool or spa to be tested to ensure that no pipes have been blocked during construction.

Pool and spa builders must satisfy themselves that no blockages have occurred in the suction pipes prior to handover to the client and operation of the pool or spa.

13.6 Connection of pool or spa pipework – not plumbing work

Although the designs of the recirculation and filtration systems are required to be provided to the RBS as part of the building permit application, the work to connect the circulation and filtration system to pump systems and filters etc. is not plumbing work and does not need sign-off by a licensed plumber.

The Plumbing Regulations 2008 do not define the connection of recirculation and filtration system pipe work as plumbing work and therefore the work is not required to be undertaken by a licensed or registered plumber.

However, where drain pipes are connected to the sewer, or in certain circumstances where allowed by water authorities to be connected to stormwater drains, the connection point is plumbing work that must be undertaken by a licensed plumber. Building surveyors are not required to seek plumbing certificates for the pool/spa pipe work connections and only need a Compliance Certificate to be provided if the cost of the connection to the main sewer is more than \$750.

14. TESTING REQUIREMENTS IN-SITU AND ENSURING POOLS ARE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING PERMIT DOCUMENTATION

Pool barrier builders, building surveyors and building inspectors should familiarise themselves with test requirements that can be undertaken while the fence is being constructed.

These are specifically for the strength of posts and footings, barrier components and the operation of gates, and help to ensure that the barrier will be effective.

14.1 Strength of posts, and footings

Each post and footing must withstand a horizontal force of 330N at 1200 mm above finished ground level. After loading, there shall be no permanent damage to any post, the footings must not loosen to impair the barrier's effectiveness and any gate must meet the requirements of Clauses 2.4.1.2, 2.4.2 and 3.4 in *AS1926.1-2012*. 330 N is approximately 33.0 kg.

This test can be conducted in the field by fastening one end of a calibrated spring balance to the post 1200 mm above ground level and pulling on the other end until a load of 33.0 kg is achieved. The post and footing should then be checked for any looseness or damage.

14.2 Operation of gates and doors

The gate or door must close and latch from any position from resting on the latching mechanism to fully open, under both of the following conditions:

- 14.2.1. the natural weight of the gate or door; and
- 14.2.2. after a mass of 25 kg supported by the top rail is placed at a point 100 mm from the outer edge of the locking stile of the gate or door.

This requirement is intended to indicate whether the automatic closing and latching mechanism is likely to remain effective after the gate or door has been subject to deflection, either under its own weight or as a result of children swinging on it.

The latching device and posts of the fencing to which the gate or door is attached must be capable of retaining the gate in a closed position when tested.

14.3 Strength of barrier components

Each component of the barrier such as panel infills, top and bottom rails, rods, palings, pickets and the like, must be capable of sustaining a force of 330 N without any component: - breaking, showing signs of fracture, loosening so the effectiveness of the panel is impaired or becoming permanently deformed by more than a factor of 1/200 over its length.

When undertaking a final inspection of a swimming pool and safety barriers, the RBS may request evidence of the in-situ testing or may require the testing to be conducted while they are present, to ensure the construction of the barrier meets the structural adequacy criteria and that the gate or door operates correctly.

If you have a technical enquiry please email: technicalenquiry@vba.vic.gov.au or phone 1300 815 127

Victorian Building Authority
733 Bourke Street Docklands VIC 3008

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Attachment 1

Example Permit Wording

Where a building permit has been issued for a “dwelling, swimming pool and associated barrier”, the following would apply:
“Permit issue date: 01/01/2013.

Commencement and Completion:

This building work associated with this building permit must commence within 12 months of the permit issue date. (by 01/01/2014)

The building work associated with the dwelling must be completed by 01/01/2015:

The Building work associated with the swimming pool and barrier must be completed within 6 months of construction commencing on the swimming pool and associated barrier.

Condition(s):

This permit is subject to the following conditions:

“The owner, builder or person in charge of building work must notify the RBS that construction of the swimming pool and associated barrier has commenced.”