

Are you installing a swimming pool or outside spa?

WA Building Legislation

Under the Building Act 2011, a building permit is required for a swimming pool and an outdoor spa. This includes inflatable and/or portable above-ground pools.

In addition a building permit must be obtained for pool safety barriers.

Your Responsibilities

All property owners and/or occupiers who have a swimming pool or spa on their property are required by law to provide and maintain a compliant safety barrier around the pool or spa.

What is a compliant pool safety barrier?

Pool safety barriers must comply with the provisions of the Building Code of Australia, Building Regulations 2012 and Australian Standard 1926 Part 1 (NB: knowledge of AS 1926 Parts 2 and 3 is strongly recommended).

It should be noted that pool fencing requirements vary for pools installed before and after 5 November 2001. For more information, contact the City's Building Services team on 9439 0200 to speak with one of the City's Pool Inspectors to obtain further information.

Building Permit Application Requirements

To apply for a building permit, the following information should be provided:

- a completed Building Permit application form (BA1 or BA2) signed by all the owners of the property and the nominated builder;
- a copy of a scaled site plan (min scale 1:200) clearly showing the location of the proposed pool/spa, the safety barrier to be installed around the pool/spa and the location of the pool filtration equipment;
- if installing a glass barrier then you will need to provide engineers certification

for the design and installation including spigot mounts and gate hardware;

- a copy/copies of structural drawings of the pool signed and certified by a practicing structural engineer; and
- a copy/copies of elevation details for the pool safety barrier showing footing size, fixings, gate hinge and latch height from ground level.

Note: If the pool builder or spa installer is not going to install the required safety barrier, a separate building permit application must be submitted by the property owner or their nominated pool fence contractor for the proposed pool fence.

Please be aware that issuance of a swimming pool building permit will be put on hold pending the approval of a building permit for the pool barrier.

The City generally strives to issue the permits for the pool and safety barrier simultaneously.

The City's Responsibilities

The City of Kwinana has a legislative obligation to ensure that swimming pools and spas within the district are inspected at least once every four years to ensure compliance of the barriers with legislative requirements.

For more information regarding swimming pools/spas and their safety barriers, see [the Building Commission's fact sheet](#).