

WESTERN AUSTRALIA POOL PERMIT INFORMATION.

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).

Process of obtaining a building permit:

Prior to a building permit being granted by a permit authority (usually the relevant local government), a registered building surveyor is required to confirm that the proposed pool and its safety barrier comply with the applicable building standards by signing a 'Certificate of Design Compliance' (CDC). The applicable building standards include the:

- Structural adequacy of the pool or spa;
- Water recirculation system;
- Energy efficiency for heating and pumping;
- Water efficiency (that is, a pool blanket or cover that is designed to reduce water evaporation and is accredited under the Smart Approved Watermark Scheme www.smartwatermark.org); and
- Safety barrier.

Anyone can apply for a building permit, the owner, pool builder or barrier installer. Applicants can choose to submit either a certified or uncertified application for a pool and its safety barrier.

A certified application (form BA1) is submitted to the permit authority accompanied by a CDC. This requires an independent building surveyor to certify the plans and specifications and provide a CDC. The permit authority has 10 business days to decide on a certified application.

An uncertified application (form BA2) is submitted to the permit authority without a CDC. The permit authority must appoint an independent building surveyor to check the proposal and provide the CDC. The permit authority has 25 business days to decide on an uncertified application.

Options for obtaining a building permit:

Option 1: Pool builder responsible for pool and safety barrier

The pool builder takes responsibility for both the pool and the safety barrier. The building permit application should include the details of the safety barrier and the pool builder may arrange for a separate person to install the safety barrier on his/her behalf. The application must show where the safety barrier will be installed and demonstrate how it complies with the Regulations.

This option means one building permit application and one application fee.

Option 2: Owner responsible for pool and safety barrier

You, as the owner, can choose to be the responsible person (that is, named as the builder) in relation to the building permit for the pool and the safety barrier. This means that with one building permit you can contract out the actual work to your preferred pool builder and preferred pool barrier installer. If you are named as the builder on a building permit for the pool and safety barrier you take on the responsibility for ensuring the work complies with the Regulations. You don't need to be a registered builder to be named on a building permit as the builder for a pool, spa or safety barrier.

This option means one building permit application and one application fee.

Option 3: Pool builder responsible for pool and another person responsible for safety barrier

The pool builder can obtain a building permit to install the pool and another person obtains another building permit to install the safety barrier in accordance with the Regulations. This option requires two separate building permit applications (one for the pool and one for the safety barrier) and two application fees.