Swimming Pools and Spas

Prior to installing a swimming pool or spa (new or second hand – above or below ground) a Building Permit is required to be obtained. The term "pool" will be used to cover both swimming pools, spas and other structures that are designed for the purpose of swimming, wading or the like and are capable of holding water to a depth of greater than 300mm.

Exemptions,

- Spa bathes that are not connected to a filtration/chlorination system and are emptied after each use,
- Temporary pools, that are in place for a period of no greater than 30 days,

Are not required to have a Building Permit or safety barrier.

Prior to installing a pool, consideration should first be given to the method and location of the barrier (fences and gates) that enclose the pool. All pools installed since November 2001 are required to be provided with full isolation fencing (refer to Rules for Pools & Spas – Rules for Pools and Spas).

A pool should typically be positioned as far away from buildings and/or boundaries as the depth at that point. For example, if a pool is 1.8m deep at the deep end then the deep end should be located at least 1.8m away from any building and/or boundary.

Pools must be located at least 1.2m away from septic tanks and at least 1.8m away from leach drains or soakwells.

A building permit application for a swimming pool must be accompanied by:

1. A completed building permit application form, signed by the builder.
2. One copy of a site plan, at a scale of not less than 1:200,
    - Indicating the location of the proposed pool, any existing buildings on site and the location of the septic system and leach drains if applicable. And setback distances to the structures;
    - The location of the required safety barrier, position and swing direction of access gates;
    - Manufactures specifications on proposed safety barrier confirming compliance with AS1926.
3. One copy of a section detail drawing confirming the method of construction at a scale of 1:100. This detail will be required to be endorsed in ink by a professional engineer. If the proposed pool is second hand, a report from a professional engineer must be provided to confirm that the pool is structurally sound and suitable for re-use.

4. Payment of application fees. Building fees are calculated on construction cost with minimum fees payable for a value less than $20,000 being,
    - Building Fee of $121.00
    - Building Services Levy of $61.65
    - Safety Barrier Inspection Fee of $312.00.

Following the completion of installation of your pool and safety barrier (noting that a compliant barrier is required to be in place when the pool is filled to a depth of greater than 300mm) a BA7 Notice of Completion form is required to be submitted to the Shire of Murray and an inspection completed of the saftery barrier by the Shire's Inspector.

The Building Regulations 2012 requires the Shire to undertake a compliance inspection of the swimming pool safety barrier at least once in every four (4) year period. The prorated fee of $78.00 per financial year will be included within the Rates Notice for the subject property.

For furher information on Swimming Pools, please contact Shire's Building Services on 9531 7605 or by email to mailbag@murray.wa.gov.au. Alternatively, you can contact the Department of Local Government, Industry Regulation and Safety - Rules for Pools and Spas.