



Applicable building standards: Swimming pools and safety barriers

On completion* of the building work, all swimming pools and safety barriers must comply with the applicable building standards (**regulation 31C of the Building Regulations 2012**). This requirement applies to all areas of Western Australia.

Summary of applicable building standards for swimming pools

All swimming pools other than private swimming pools (typically public swimming pools or aquatic facilities).

Where a building permit is required:

- The edition of the Building Code of Australia (BCA) (Volumes One and Two of the [National Construction Code](#)) that is in effect at the time of application for the building permit, or the edition of the BCA that was in effect 12-months prior.

Where a building permit is not required:

- The edition of the BCA that was in effect at the time the building work commenced.

For a building approval certificate for unauthorised works:

- The edition of the BCA that is in effect at the time of application for the building approval certificate.

General:

- BCA performance requirement – ‘swimming pool access’ does not apply.
- Aquatic facilities – refer to Department of Health.

<p>All private swimming pools.</p>	<p>Where a building permit is required:</p> <ul style="list-style-type: none"> The edition of the BCA that is in effect at the time of application for the building permit. <p>Where a building permit is not required:</p> <ul style="list-style-type: none"> The edition of the BCA that was in effect at the time the building work commenced. <p>For a building approval certificate for unauthorised works:</p> <ul style="list-style-type: none"> The edition of the BCA that is in effect at the time of application for the building approval certificate. <p>General:</p> <ul style="list-style-type: none"> All private swimming pools with a depth of water of more than 300 mm must have a compliant safety barrier in place on completion* of the building work.
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* Completion of the building work for a swimming pool generally refers to the 'handover' stage, when both the physical construction and contract works for the swimming pool are complete, including:

- pool structure is complete (e.g. shell installed and finished);
- filtration and plumbing systems are installed and operational; and
- the pool is ready for use, even if landscaping or cosmetic features (like paving) are not yet completed.

Summary of applicable building standards for safety barriers

<p>Safety barriers for post-May 2016 private swimming pools.</p>	<p>Where a building permit is required:</p> <ul style="list-style-type: none"> The edition of the BCA that is in effect at the time of application for the building permit, except the performance requirement for 'swimming pool access' in the edition of the BCA that is in effect at the time of application for the building permit can be substituted with the BCA performance requirement for 'swimming pool access' that was in effect at or after the time of application for the building permit to construct the swimming pool. <p>Where a building permit is not required:</p> <ul style="list-style-type: none"> The edition of the BCA that was in effect at the time the building work commenced, except the performance requirement for 'swimming pool access' in the edition of the BCA that was in effect at the time the building work commenced can be substituted with the BCA performance requirement for 'swimming pool access' that was in effect at or after the time the construction of the swimming pool commenced. <p>For a building approval certificate for unauthorised works:</p> <ul style="list-style-type: none"> The edition of the BCA that is in effect at the time of application for the building approval certificate, except the performance requirement for 'swimming pool access' in the edition of the BCA that is in effect at the time of application for the building approval certificate can be substituted with the BCA performance requirement for 'swimming pool access' that was in effect at or after the time the construction of the swimming pool commenced. <p>General:</p> <ul style="list-style-type: none"> A performance solution for safety barriers must be specifically approved by the permit authority before it can be used.
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<p>Safety barriers for pre-May 2016 private swimming pools.</p>	<p>As above, except the BCA performance requirement for 'swimming pool access' may be substituted for compliance with Australian Standard AS 1926.1-1993 (incorporating Amendment No. 1), except:</p> <ul style="list-style-type: none"> • post-November 2001 swimming pools are not permitted to have a child-resistant door as part of the safety barrier without specific approval from the permit authority; and • boundary fences complying with AS 1926.1-1993 must meet the requirements of clauses 2.3, 2.6 and 2.7 of that same Standard on at least one side of the fence.
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Further information

Swimming pool and spa safety barrier requirements – www.lgirs.wa.gov.au/rules-for-pools



**Department of Local Government,
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