

BCA 2025 State additions and variations - private swimming pools

For new private swimming pools and their safety barriers, the 2025 edition of the Building Code of Australia (BCA), being Volumes One and Two of the National Construction Code (NCC), becomes mandatory from 1 May 2026.

There are four additions/variations to the 2025 edition of the Building Code of Australia (BCA) 2025 that affect private swimming pools in Western Australia.

AS 1926.1:2024 – not adopted in WA for private swimming pools

BCA 2025 references the 2024 edition of AS 1926.1 as part of the deemed-to-satisfy provisions for safety barriers to private swimming pools. However, the State variation means that the 2012 edition of AS 1926.1 will continue to apply to safety barriers to new private swimming pools in WA instead of the 2024 edition. Consequently, the modification to clause 2.3.1 of AS 1926.1:2024 in G1D2(1)(a) and H7D2(1)(a) is irrelevant.

Refer to Schedule 11 Western Australia of BCA 2025:

- WA G1D2(1) (Volume One);
- WA H7D2(1) (Volume Two); and
- WA Table 1 in Schedule 2 Referenced documents (Volume One, Volume Two, and the ABCB Housing Provisions Standard 2025).

Note: While AS 1926.1:2024 is not adopted in WA for private swimming pools, it is adopted for the purpose of outdoor play spaces in early childhood centres under deemed-to-satisfy provision G1D4 (Volume One).

Whole-of-home energy usage – may not apply to existing buildings*

BCA 2022 introduced a requirement to ensure that the installation of a new private swimming pool or spa (effectively the pump) does not increase the home's overall energy usage above a designated allowable limit. If it does, the increase in energy usage must be offset.

When it doesn't apply:

State variations to BCA 2025, originating in BCA 2022 Amendment 1, mean that the whole-of-home energy usage requirements may not apply to new private swimming pools and spas associated with an **existing building***.

* For the purpose of the Part H6 energy efficiency requirements, an **existing building** is an existing Class 1 building or an existing Class 10 part that was not **required** to comply with the energy efficiency requirements of BCA 2022 or any later edition.

When it does apply:

The whole-of-home energy usage requirements do apply to new private swimming pools and spas associated with Class 1 dwellings that were **required** to comply with the energy efficiency provisions in BCA 2022 or any later edition.

Compliance requirements:

The whole-of-home energy usage requirements offer two compliance pathways:

- the software method (Part S42C3, BCA Volume Two); and
- the formula method (Part 13.6, Australian Building Codes Board Housing Provisions Standard).

For housing, compliance with the BCA 2022 energy efficiency provisions became:

- **voluntary on 1 May 2023; and**
- **mandatory on 1 May 2025.**

For private swimming pools, BCA 2022 became mandatory on 1 May 2023.

NCC whole-of-home calculator:

An easy to use [whole-of-home calculator](#) is available from the Australian Building Codes Board to assist those using the formula method.

Refer to BCA 2025 (Volume Two):

- Part H6, Notes: Western Australia Section H Energy efficiency;
- Part H6, Explanatory Information: Western Australia Section H Energy efficiency; and
- Schedule 11 Western Australia, Schedule 1 Definitions, 'Existing building'.

Pool covers and blankets to comply with AS 5348

Since 1 September 2007, to reduce potable water consumption, all new private swimming pools and spas in WA have required a cover that reduces water evaporation. Introduced as part of the State Government's Five Star Plus initiative, this requirement has been included within the BCA, as a State addition, since BCA 2008.

The State addition was amended in BCA 2022 Amendment 1 requiring the pool cover or blanket to comply with AS 5348 instead of the Smart Approved WaterMark Scheme. This addition is retained in BCA 2025.

Refer to Schedule 11 Western Australia of BCA 2025:

- Clause WA H9D3 (Volume Two); and
- WA Table 1 in Schedule 2 Referenced documents (Volume Two).

Building Regulations 2012 – modifications to AS 1926.1-2012

In addition to State variations and additions in the BCA, regulation 15B of the [Building Regulations 2012 \(WA\)](#) modifies the 2012 edition of AS 1926.1. This includes:

- Boundary barriers (clause 2.2.4 of AS 1926.1); and
- Horizontal components (clause 2.3.5(a) and figure 2.6 of AS 1926.1).

More information

Further information on swimming pools, spas, and their safety barriers can be found at www.lgirs.wa.gov.au/rules-for-pools

Department of Local Government, Industry Regulation and Safety

Building and Energy Division

Level 1 Mason Bird Building
303 Sevenoaks Street
(entrance Grose Avenue)
Cannington Western Australia 6107

Locked Bag 14, Cloisters Square
Perth WA 6850

Call: 1300 489 099

Email: be.info@lgirs.wa.gov.au

www.lgirs.wa.gov.au/building-and-energy

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