

PRIVATE SWIMMING POOL, SPA AND SAFETY BARRIER APPLICATION SUBMISSION CHECKLIST

Swimming pools, outdoor spas and pool safety barriers are Class 10b buildings under the Building Code of Australia. A Building Permit is required for these structures.

What requires a Building Permit?

Swimming pools and outdoor spas that are capable of containing a **depth of water more than 300mm** require a building permit from the City of Cockburn prior to their construction or installation. This requirement includes inflatable and portable above-ground pools purchased from hardware retailers and general department stores.

Safety Barriers

With effect from 2 April 2012, new building legislation in WA has made it compulsory to obtain a building permit for the installation of any new swimming pool or spa safety barriers / fence.

NOTE: *If the swimming pool builder or spa installer is not including the required safety barrier on the swimming pool / spa building permit application, a **separate building permit application** is required from the property owner or their nominated fencing contractor.*



Building Permit Application

Under the new building legislation, applicants have a choice of submitting either a certified or uncertified application.

What is a Certified Application (BA1 form)?

The plans and specifications of a proposed building have been assessed by a registered private building surveyor. If the proposed structure complies with the applicable building standards, the building surveyor will issue a certificate of design compliance. This certificate is to be submitted with the building permit application.

The City of Cockburn has 10 business days to make a decision on the application.

What is an Uncertified Application (BA2)?

The plans and specifications for a proposed structure have not been assessed by a registered private building surveyor. The information and documentation lodged with an uncertified building permit application will be assessed by a building surveyor employed by the City of Cockburn.

The City has 25 business days to make a determination on the application.

Submission requirements

To apply for a building permit for the pool / spa, the following information would be required:

- A completed Building Permit application form (BA1 or BA2) signed by all the owners of the property and the builder.
- Two (2) copies of a scaled site plan (min scale 1:200) showing
 - ✓ The location of the dwelling and other outbuildings / structures on the Lot;
 - ✓ Setback distance of the proposed pool / spa from Lot boundaries and existing buildings on the Lot;
 - ✓ Existing and proposed levels;
 - ✓ Dimensions of the proposed pool / spa (overall width and length);
 - ✓ The location of the proposed pool / spa safety barrier or fence.
- Two (2) copies of scaled elevation and cross-section drawings (min scale 1:100) showing specification / construction details of the pool including materials to be used and depth of the pool.
- Building Permit application fee & other associated levies (refer to *2015/16 Building Application Fee Schedule*)

For a pool / spa safety barrier or fence building permit application, the following documentation should accompany the application:

- Two (2) copies of a scaled site plan (min scale 1:200) showing the location of the dwelling and other existing structures, the proposed pool / spa and the safety barrier / fence on the Lot.
- Two (2) copies of an elevation drawing (min scale 1:100) of the proposed safety barrier / fence showing footing dimensions, height of the fence / barrier, and latch height from ground level.

For further information, please contact the City's Building Services on 9411 3444. Alternatively, information sheets are downloadable from www.cockburn.wa.gov.au.

This information sheet has been produced by the City of Cockburn with all due care as to its accuracy. However the City does not warrant or represent that it is free from error or omission. The information contained in this fact sheet is advisory in nature only. The City may make changes to the information at any time and without notice. This information sheet is considered to be correct as at July 2015.

