



GUIDELINES FOR APPLYING FOR A BUILDING LICENCE

SWIMMING POOLS AND SPAS

The Town of Narrogin requires that a Building Licence be issued prior to the installation of any swimming pool or outdoor spa within the townsite.

Applications to install a **public swimming pool** (including those associated with a hotel, motel, residential college, fitness centre, strata titled residential accommodation development, hydrotherapy pool) must be referred to, and approved by the **Department of Health Western Australia**, prior to the issue of a Building Licence from the Town of Narrogin.

The specifications, positioning and materials for proposed swimming pools and spas and must comply with the requirements of the Building Code of Australia 2007 (BCA).

If a structure contains water to a depth greater than 300mm and is meant for swimming, wading, bathing or the like, then the structure is required to have a barrier installed.

NOTE: ALL PRIVATE SWIMMING POOLS AND OUTDOOR SPAS MUST BE PROVIDED WITH BARRIERS THAT COMPLY WITH THE BUILDING REGULATIONS 1989, LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1960 AUSTRALIAN STANDARD AS1926.

NO PRIVATE SWIMMING POOL OR OUTDOOR SPA SHOULD BE FILLED WITH WATER AND USED UNTIL AN INSPECTION HAS BEEN COMPLETED BY COUNCIL'S BUILDING SURVEYOR AND APPROVAL GRANTED.

Details of the requirements for private swimming pool fences can be obtained from the Department of Housing and Works, Building Codes and Regulations Branch at buildingcontrol@dhw.wa.gov.au or on (08) 9222 4563, or from the publication on the DHW website - ***Guidelines for the interpretation of swimming pool fencing requirements.***

Under the provisions of the Local Government (Miscellaneous Provisions) Act 1960, Council is required to inspect every private swimming pool and outdoor spa in its district once every four years. Council levies a rate of \$55 on swimming pool/spa owners every four years, or \$13.75/year.

APPLICATION REQUIREMENTS -

The Town of Narrogin requires all applications for Building Licence for private swimming pools and outdoor spas to include the following information -

- Town of Narrogin Building Licence Application form. ALL relevant sections of the form must be completed. Incomplete application forms will not be accepted. **All plans to be in ink.**
- Two copies of Site Plan at a minimum scale of 1:200.
- Site plan to identify location of required barriers (fences, gates, treated windows etc). Other details of the proposed fencing, including materials, sizes and elevations are also of assistance.
- Two Copies of Working Drawings of the pool/spa drawn to a scale of not less than 1:100, which should include –
 - a) Elevations
 - b) At least one sectional drawing (discretion applied)
- Engineering details – design to be certified by a practising structural Engineer in relation to site soil classification.
- Second-hand Swimming Pools – where a belowground swimming pool is proposed to be relocated, the structural integrity of the pool shell must be inspected and certified by a practising structural Engineer.
- **It is strongly recommended that all swimming pools and spas be provided with isolation fencing around the pool and spa area.**

BUILDING APPLICATION FEE STRUCTURE -

- Building Fee – **0.3182% of construction cost or contract value (GST inclusive)**
(Minimum fee = \$40)
- Builders Registration Board (BRB) Levy –
\$37 must be paid on all applications
- Building and Construction Industry Training Levy Fund (BCITF) –
0.2% of construction cost or contract value (GST inclusive)
(If value of works exceeds \$20000)