

# Building Information Sheet - Swimming Pool or Spa

## What is a swimming pool or spa?

A swimming pool is an excavation or structure containing water to a depth greater than 300mm and used primarily for swimming, wading, paddling or the like, including a wading pool or spa. They are class 10b structures.

## Do I need a Building Permit?

Yes, a Building Permit is required for the construction, erection, assembly or placement of a swimming pool and/or spa that can contain more than 300mm of water depth including Inflatable and portable pools.

The Building Regulations 2012 requires all private swimming pools and spas to have a compliant safety barrier (pool fence) that surrounds the pool or spa in accordance with the Australian Standards AS1926.1-2012.

For more information regarding swimming pools, spas and safety barrier requirements, please visit:

- The City's webpage <https://my.armadale.wa.gov.au/service/swimming-pools-spas-and-safety-barrier-fencing>.
- The WA Government website <https://www.wa.gov.au/organisation/building-and-energy/swimming-pool-and-spa-safety-barrier-requirements>

For more detailed information on how to apply for a building permit, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

## Do I need to be a registered builder?

No, a builder's registration is not required for the construction or installation of a swimming pool or spa.

## What is a certified application?

A certified building permit application must be accompanied by a Certificate of Design Compliance BA3 form (CDC) issued by a registered, independent building surveyor. A certified application can be submitted for all residential and commercial structure types.

The City has up to 10 business days to assess a certified application, unless further information is required.

## What is an uncertified application?

An uncertified application is submitted to the City for assessment against relevant building standards by one of the City's registered building surveyors. A CDC will be issued by the City. An uncertified application can only be submitted for class 1a and class 10 structures.

The City has up to 25 business days to assess an uncertified application, unless further information is required.

## How long is my permit valid for?

A building permit issued by the City of Armadale is valid for two years from the date on which it was granted. If more time is required to complete the building works, you can make an application for an extension of time. To apply for an extension of time, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

## What happens when I have completed my building works?

The nominated builder on the building permit must submit a Notice of Completion BA7 form to the City within seven days of completing the prescribed building works. To submit a Notice of Completion, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

## Building Application Checklist - Swimming Pool and Spa

<b>A completed application form</b> <ul style="list-style-type: none"> <li>• A 'BA1 - Application for Building Permit - Certified' or 'BA2 - Application for Building Permit - Uncertified' form.</li> <li>• Application form to lists all property owners and be signed by the nominated builder and applicant</li> <li>• Application forms are available from the Department of Local Government, Industry Regulation and Safety's (LGIRS) website <a href="https://www.wa.gov.au/organisation/departments-of-local-government-industry-regulation-and-safety">https://www.wa.gov.au/organisation/departments-of-local-government-industry-regulation-and-safety</a></li> </ul>	
<b>Certificate of Design Compliance (certified BA1 application only)</b> <ul style="list-style-type: none"> <li>• Issued by a registered building surveyor practitioner</li> </ul>	
<b>Payment of fees</b> <ul style="list-style-type: none"> <li>• Refer to the City's 'Building Services Information Sheet - Fees &amp; Charges' on the City's website <a href="https://my.armadale.wa.gov.au/service/apply-for-building-approval">https://my.armadale.wa.gov.au/service/apply-for-building-approval</a>.</li> </ul>	
<b>Construction Training Fund (CTF) Levy receipt</b> <ul style="list-style-type: none"> <li>• Required for building works with a value greater than \$20,000</li> <li>• If the CTF levy is applicable, please visit <a href="https://ctf.wa.gov.au/levy">https://ctf.wa.gov.au/levy</a> to make payment</li> <li>• Please provide a copy of your CTF levy payment receipt with your building application submission.</li> </ul>	
<b>Site plan to scale (1:200) showing</b> <ul style="list-style-type: none"> <li>• Location of the proposed swimming pool and/or spa</li> <li>• Location of all existing structures on the property</li> <li>• Measurement from the boundaries and existing structures to the proposed swimming pool and/or spa</li> <li>• Location of proposed safety barrier and gate demonstrating compliance with AS1926.1</li> <li>• Details of any remedial works to be undertaken to upgrade window openings located in the swimming pool and/or spa enclosure to demonstrate compliance to AS1926.1 (if applicable)</li> <li>• Location of septic tanks and leach drains (if applicable)</li> </ul>	
<b>Construction details to scale (1:100) showing</b> <ul style="list-style-type: none"> <li>• Detailed site plan and elevations</li> <li>• Cross-section details</li> </ul>	
<b>Structural engineer's certification</b>	

This information sheet is intended as a guide only. The City disclaims any liability for any damage sustained by a person acting on the basis of this information.

For further information contact **Building Services** on **9394 5000**.