Location of latching device:

Option 1: Gate latches must be at least 1.5m high from ground level and at least 1.4m high above the highest lower rail or foothold within the gate/fence.

Option 2: Gate latch must be 150mm below the access hole, or top of the gate. If there is an access hole in the gate, the bottoms of the access hole must be at least 1200mm high from the ground and 1100mm above the highest lower rail. Latch must be shielded 450mm in radius from the latch, under the latch. There must be no gaps in these areas exceeding 10mm. The gate latch must be on the inside of the fence/gate.

Windows

Opening windows: The lowest opening part of the window must be higher than 1.2m above the internal floor level. Alternatively, a fixed security screen must be provided or a fixed device that prevents the window opening more than 100mm must be installed (e.g. a self-tapping screw or a fixed block for a sliding window, a chain for an awning window). Keylocks are not suitable for this purpose.

Doors

Opening doors: All doors must be fitted with a self-closing and self-latching device that will return the door closed from any position to operate the latching device. The latch release must not be less than 1.5m above the inside floor level. Where there are double doors, both doors must self-latch independently, or one door must be permanently fixed closed. The doors must be non-climbable and of sound material. Nylon or fibreglass flywire (even behind a grill) are not suitable for pool barrier doors. Sliding doors must not be able to be lifted out of the door track.

Roller doors/garage doors/electric gates: These are unacceptable and do not comply with the Australian Standard 1926.1-1990.

Safety Guidelines

Temporary Fencing: If a swimming pool barrier is damaged and a swimming pool is exposed temporary fencing is required. Adequate temporary fencing is described as non-climbable from the ground to the top of the fence to a height of 1.2 metres (or a climbable fence over 2.4 metres high). A non-climbable fence can be made non-climbable by wrapping shade cloth around the fence and tying it firmly to the fence with cable ties. Please note this is a temporary measure only.

Skimmer box lids (optional): Information regarding the danger of old style skimmer boxes can be obtained through the Department of Commerce.

SAFETY HINTS

• Nearly all drowning incidents can be attributed to a lack of supervision.
• Supervision means supervising at all times.
• Supervision cannot be done through a window or through the pages of a newspaper.
• If you must go inside, take the child with you – they should not be left alone in the pool area at any time!
• Children cannot supervise children – this is the adults responsibility.
• Maintain your pool barriers at all times.
• Encourage swimming lessons from an early age.

More Information

For more information visit the City of Stirling website at www.stirling.wa.gov.au

If you have been advised by the City that an inspection is required and you wish to make an appointment please contact us on 9205 8555.

Visit the Building Commission website for information on Pool and Spa regulations at www.buildingcommission.wa.gov.au

Visit the Department of Commerce website for legal rights advice and skimmer box information at www.commerce.wa.gov.au

Sustainability

Water is a precious resource we can all protect. Investing in a pool cover can be a time and money saving way to do this. Using a pool cover regularly reduces evaporation by 90 to 95 percent. Uncovered swimming pools across the metropolitan area have the potential to lose over 4 billion litres of water a year. Pool covers keep the pool warmer, safer and cleaner.

For more information on Being Water Wise visit the Water Corporation at www.watercorporation.com.au

* Please be aware that a pool/spa cover is not an approved safety barrier and will not be accepted as such.
POOL AND SPA SAFETY GUIDELINES

Suitable barriers and building approval are required for all pools and spas capable of containing water to a depth of 300mm or greater. This includes portable spas, inflatable pools and above ground pools.

All pool and spa barriers must be compliant with the Australian Standard 1926.1 (AS1926.1-1993) and the Building Regulations 2012 and amendments.

Pool or spa applications submitted for approval after 5 November 2001

There must be restricted access to the pool/spa from the road, neighbouring properties and any habitable building on the property by the use of an isolation fence. Doors are NOT permitted to lead into a pool/spa area and there must be a compliant fence or gate between any door and the pool/spa. Windows are permitted but must be restricted as per AS1926.1.-1993

Pools or spas installed or granted approval before 5 November 2001

There must be restricted access to the pool/spa from the road, neighbouring properties and any habitable building on the property. Isolation fencing is not required if the doors and windows of any habitable buildings, gates, and fences are compliant with AS1926.1.-1993. Gates must open away from the pool area.

DESIGN AND CONSTRUCTION

Fencing

The fence and its immediate surrounds are to be designed to form an effective barrier against child access at any point. Fencing must be a permanent structure, unable to be removed or undone by hand or key at any point. Fencing must be free of sharp edges, sharp projections and similar hazards.

Types of materials: Fencing may be constructed of any material, provided it is durable and complies to the Australian Standard 1926.1-1993

Fencing height: The effective fencing height shall be no less than 1.2m at any point (measured from the finished ground level and any climbable object outside of the fence).

Perforated materials: Openings that are 13mm or less are deemed unclimbable. If the opening is greater than 13mm but less than 100mm, the fence must be at least 2.4m in height.

Ground clearance: The space between the finished ground level and the lowest horizontal member of the fencing shall not exceed 100mm and the ground must be stable.

Horizontal surfaces (including rods/braces/hinges): Unless gaps between verticals are 10mm or less, and horizontal rails of the fence are inaccessible or on the inside of the fence, the following requirements apply:

- Vertical members: Spacing between uprights must not exceed 100mm. Vertical members must be strong and rigid with very little flexibility.
- Indentations and projections: Any indentation, projection, or gap greater than 10mm may be considered climbable. A wedge or fillet of at least 60 degrees to the horizontal can be fitted to most projections to render it unclimbable, although it must be flush with the wall/fence behind.
- Climbable objects: Horizontal objects located near the inside of the fencing must be at least 300mm away from the fence. On the outside of the fencing there must be no climbable objects within a radius of 1.2m. Bushes, pumps, filters, taps, and meter boxes are examples of problem climbable objects.

Dividing/boundary fencing: At least one side of a dividing fence between two properties must be at least 1.2m in height and unclimbable. If this cannot be accomplished on the neighbour’s side, it must be accomplished on the pool side.

Above ground pools: The walls of the pool can be used as the barrier if they are not less than 1.2m in height and have no climbable projections or indentations. However, a fence and gate that complies to the Australian Standard 1926.1 must be fitted around the ladder and filter equipment (if the filter equipment is closer than 1.2m from the top of the pool).

Gates and Fittings

Gate construction: Where a pool gate has diagonal bracing the gaps between the uprights must not exceed 10mm. Where there are double gates, both gates must self-latch independently or one gate must be permanently fixed closed.

Direction of opening: Gates must open away from the pool area.

Automatic closing device: All gates that access the pool area must be fitted with a device that will return the gate to the closed position and operate the latching device from all positions from a stationary start without manual force.

Latching device: Gates must be fitted with a self-latching device that will automatically operate on the closing of the gate and will prevent the gate from being re-opened without manually releasing the mechanism. The gate latch must not be able to be opened by the insertion of an implement particularly from underneath the latch.

The gate latch must not be capable of being unlatched by the addition of manual force (usually downwards) to the gate.