

New requirements for the registration and inspection of swimming pools and spas

The Building Regulations were amended on 1 December 2019 to require all owners of certain swimming pools and spas to register the pool or spa and to have an inspection carried out.

The changes were made to reduce the risk of young children drowning by ensuring pool fences are safe.

The Building Regulations 2018 can be accessed at www.legislation.vic.gov.au (enter "Building Regulations 2018" in the search field). The relevant section of the Regulations is Part 9A.

Registration of swimming pools and spas

All swimming pools and spas that are capable of containing water to a depth greater than 300 millimetres are required to be registered on Council's swimming pool and spa register.

A swimming pool or spa that is relocatable is required to be registered after being erected for 3 or more consecutive days.

The requirement to register and inspect pools and spas applies to dwellings, apartments, units, hostels and shared accommodation buildings and outbuildings.

Applications for registration of a swimming pool or spa

Swimming pools and spas that are required to be registered must be registered on Council's swimming pool and spa register by **1 June 2020**. **Extended to 1 November 2020**.

All applications for registration must be completed on the application form. The form is available from Council's website at www.mountalexander.vic.gov.au/Building_Services.

If you are unable to access the website, you can request an application form be sent to you or you may pick up one at the Civic Centre 27 Lyttleton Street, Castlemaine.

Inspection requirements

Once you have registered your pool Council will inform you of the date by which you will need to organise an inspection of your pool or spa safety barrier (pool fence and gate). The inspection can only be undertaken by a person registered by the Victorian Building Authority to undertake building inspections for the purposes of swimming pools and spas.

Council will not inspect your safety barrier. Inspections are to be carried out by private sector building inspectors or building surveyors. A list of qualified pool and spa inspectors is available from Council.

Inspection dates

Once Council has received your application for registration, a letter will be sent to you that states the date that Council believes the pool or spa to have been constructed; the Australian Standard or the Building Regulations that apply to the safety barrier; and the date by which you are required to have the pool or spa inspected.

Inspection fees

The fees charged for an inspection by a pool and spa inspector are not regulated and are determined by the private provider. Please enquire with the person that you have engaged to prior to the undertaking of the inspection.

Certificate of barrier Compliance

Once the swimming pool or spa safety barrier has been inspected and the inspector has passed the barrier, you are required to forward the Certificate of Barrier Compliance to Council.

The certificate must be lodged by the due date for the inspection nominated in the letter sent by Council.

A letter will be sent to you nominating the next due date for an inspection.

Swimming pool and spa safety barriers must be inspected at 4 yearly intervals.

Certificate of barrier Non-Compliance

Where the pool inspector considers the safety barrier to be dangerous, a Certificate of Barrier Non-Compliance will be issued by the inspector. The certificate will be forwarded to Council and a copy given to the pool or spa owner.

Council will either issue a Barrier Improvement Notice or Building Order depending on the urgency of the matter. You will be required to make the barrier safe to the satisfaction of the Council's Municipal Building Surveyor.

Council fees

All fees relating to the new regulations are set by the State Government and applied by Council. The fees assist in the administration of the new swimming pool and spa registration process.

Fees are payable to Council to initially register the swimming pool or spa, and to lodge either the Certificate of Barrier Compliance or Certificate of Barrier Non-Compliance.

It is important to note that the initial registration fee is a one-off fee. Fees for non-compliant barriers are significantly higher than for compliant barriers.

The full schedule of fees for the pool and spa registration process can be viewed on the application to register a swimming pool or spa form on Council's website at www.mountalexander.vic.gov.au/Building_Services.

Further information

If you have any further questions or would like to know more about the requirements for registration of swimming pools and spas please either e-mail the Building Services team on building@mountalexander.vic.gov.au or call (03) 5471 1759.

Registration of swimming pools and spas

Registration process

