



## Builders

### Codes, Standards and Legislation

All new domestic pool and spa safety barriers must comply with the Building Code of Australia (BCA) Volume 2 'Swimming Pool Access'. The BCA is part of the National Construction Code (NCC).

The relevant performance requirement for swimming pool access is as follows:

### Building Code of Australia - swimming pool access requirements

A barrier must be constructed around a swimming pool and must:

- extend continuously for the full length of the pool; and
- be strong and rigid enough to withstand impacts from people; and
- restrict young children accessing the pool and immediate surrounds; and
- have gates and doors:
  - with latching devices which young children can't operate and
  - which close and latch automatically

To get a copy of the Building Code of Australia go to [www.abcb.gov.au](http://www.abcb.gov.au)

### Australian pool safety Standards

- AS 1926.1 *Swimming pool safety - Safety barriers for swimming pools*
- AS 1926.2 *Swimming pool safety - Location of safety barriers for swimming pools*
  - This Standard sets the construction requirements for pool fences and gates as well as doors and windows associated with pool safety barriers

Copies of these Standards are available at <https://infostore.saiglobal.com/>

### Legislation – Building Act 2016

Under the *Tasmanian Building Act 2016*, you can install some pools and spas without a building permit or oversight by a building surveyor so long as an approved pool safety barrier is in place.

For a copy of the Act go to: [www.legislation.tas.gov.au](http://www.legislation.tas.gov.au)

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# Staying safe around pools and spas Installing pool safety barriers

Consumer, Building and  
Occupational Services  
Department of Justice



## Owners

### Do you need to install a pool barrier?

Does your swimming pool or spa hold a depth of water of 300mm (30cm) or more?

Was it installed from 1994 onwards?

If you answer yes to either of these questions you must install a pool safety barrier around your pool.

**A pool or spa/hot-tub cover is not a compliant barrier**

The requirement to install pool safety barriers applies to:

- Pools which are:
  - In-ground
  - Indoor (excluding bathroom spa-baths)
  - Above ground
  - Inflatable and relocatable
- Wading pools holding 300mm (30cm) of water
- Hot tubs/spas

### Who can install pool safety barriers?

In Tasmania, installation of pool safety barriers must be:

- performed by a licensed builder and
- overseen by a licensed building surveyor

### Barrier requirements don't apply to:

- Pools and spas (including inflatable) which hold less than 300mm (30cm) of water
- Indoor spa-baths (bathroom spas which are emptied after each use)
- Domestic baths emptied after each use
- Bird baths
- Fountains
- Water supply and storage tanks
- Fish ponds
- Dams

### Inflatable and relocatable pools

Inflatable and relocatable pools capable of holding a depth of water of 300mm (30cm) or more are required to be enclosed by an approved barrier. An owner may install the pool only **after** a safety barrier is installed and certified by a licensed building surveyor.

### Maintenance of barriers

Maintaining a pool safety barrier is the owner's responsibility. Owners should check:

- Gates are self-closing correctly and are not propped open
- Latches on gates work correctly
- Items/furniture are not placed against the barrier to enable climbing (including on neighbouring property)
- Landscaping does not facilitate climbing
- Openings in the barrier have not increased due to movement of the ground or barrier
- The barrier remains structurally sound

If you are unsure if your pool safety barrier is compliant, contact a building surveyor.

### What about pools older than 1994?

It is recommended that owners of pools built before 1994 install and maintain a pool safety barrier to protect themselves and the community.

### Pool and spa owner responsibilities

You, as the pool or spa owner, are responsible for maintaining the pool barrier to prevent access to the pool or spa.

