

Inspection Report

Provided By



Thorough Check Building Inspections

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Inspection Address

1 Sample Drive, Sample



Swimming Pool Information

Pool Owner's Name:	John Smith
Client Email:	john.smith@outlook.com
Lot/s on plan #	1
Swimming Pool Registration No:	23567
Date of Pool Construction:	30 May 2019
Local Government area:	Central Coast Council
Contact Name:	John Smith
First Inspection Date and Time:	30 05 2024 09:00 AM

Swimming Pool Safety Barrier Inspection Report

Important information regarding the Scope and Limitations of the Inspection is identified in this Report.

THE RELEVANT STANDARD APPLICABLE TO THIS INSPECTION AND SUBSEQUENT REPORT IS BASED ON VERIFIABLE EVIDENCE OF THE SWIMMING POOL CONSTRUCTION DATE.

Based on the provided information by the swimming pool owner regarding swimming pool construction date the inspection will be conducted in accord with the following Standard. **Australian Standard A.S. 1926.1-2012**



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11. COMPLIANCE

Written Notice Of Non Compliance

A swimming pool inspection was conducted at the below premises, at the request of the pool owner, as required by S 22C of the Swimming Pools Act 1992 (The Act).

S 22D of the Act requires the accredited certifier to issue a Certificate of Compliance, where the swimming pool complies with the requirements of this Part.

Where a swimming pool does not comply, S 22E of the Act requires the accredited certifier to issue a written notice to the owner of the swimming pool, providing reasons why the pool does not comply and the steps that need to be taken in order to achieve compliance.

This swimming pool was found to be **Non-Compliant**. The following written notice provides detailed information regarding those areas of non-compliance.

Section	Location	Name	Comment
FENCES AND BARRIERS	Pool barrier (Fence)	Is the pool fence clear of any objects such as BBQs, trees, rocks, shrubs and deckchairs that could help a small child climb over the fence?	NO (Non Compliant) Recommendations: Remove all objects and trim all branches and limbs and remove any shrubs that may create a climbing zone)
FENCES AND BARRIERS	NCZ (Pool Fence Non-Climable Zones) NCZ to be measured from outside where the height is less than 1800mm	Is NCZ 2 Achieved?	NO (Non Compliant) Recommendation. Recommendation: Comply with the requirements listed below NCZ2 – Is a quadrant on the outside of a barrier created by a 900mm radius down from the top of NCZ1. Note: NCZ2 is always immediately adjacent to NCZ1 on all barriers.
POOL GATE/S	Pool Gate Findings	Does pool gate close and latch under its own weight through it's arc of operation	NO (Non Compliant) Recommendation: Adjust hinges to enable closure from any position, if adjusting the hinges does not achieve and maintain gate closure from any position, then replace the hinges
COMPLIANCE	COMPLIANCE AS PER SECTION S22E SWIMMING POOL ACT 1992	Does the swimming pool pose a significant risk to the public?	Yes. Please note below If in the Opinion of the Certifier the Swimming Pool is considered a significant risk to public safety, a copy of the Notice will be forwarded to the Local Authority immediately. Or Six weeks after the inspection date if a certificate of compliance is not issued before that time.



SWIMMING POOL INFORMATION

General Pool Information

Type of swimming pool

In Ground Pool

If this a shared swimming pool

No

Type of swimming pool safety barrier

This Pool Barrier was a combination of metal and glass panelling

Reason for inspection

Compliance at owner request





FENCES AND BARRIERS

Direct Access From Building To Pool Area (Including Indoor Pool Area)

Is there direct access to the pool and or an indoor pool

No

Boundary Fence

Does a boundary fence form part of a pool barrier?

No

Pool barrier (Fence)

Is the fence 1200mm high when measured from outside?

Yes (*Compliant*)

Is finished ground level a permanent and stable surface which is difficult for a young child to dig through?

Yes (*Compliant*)

Is the pool fence clear of any objects such as BBQs, trees, rocks, shrubs and deckchairs that could help a small child climb over the fence?

NO (*Non Compliant*)

Recommendations: Remove all objects and trim all branches and limbs and remove any shrubs that may create a climbing zone)





If the Barrier is glass, does it comply with the provisions of AS 1288?

Yes (Compliant)

Are the horizontal rails in the fence panels less than 900mm apart?

No (Compliant)

Is the pool fence in a good and safe condition with no corrosion, broken elements, or anything that may present a safety risk?

Yes (Compliant)

Are the vertical gaps in the fence more than 100mm apart?

No (Compliant)

Where the Barrier fence is either looped at the top or a Arrow head design does the spacing exceed 100mm when measured anywhere from the finished ground level to the very top?

Not Applicable

Is the distance from the bottom rail and the ground less than 100mm?

Yes (Compliant)

If perforated or mesh material is used, is the spacing less than 13mm? (Apertures shall be measured horizontally across their widest part).

Not Applicable

Is there 1100 mm space between the lower horizontal member and the top of the horizontal bars?

Not Applicable

When applying a force of 250N (25 kg) to top fence rail, are there any breakages, fractures or loosening?

No (*Compliant*)

When applying horizontal force of 330N to fence posts, are there any breakages, fractures or loosening?

No (*Compliant*)

When the vertical bars are pulled apart with a minimum force of 150N, does the gap exceed more than 105 mm?

No (*Compliant*)

Are there any steps, retaining walls, objects or level changes that would reduce the effective height of a barrier within 500mm of the barrier?

No (*Compliant*)

NCZ (Pool Fence Non-Climable Zones) NCZ to be measured from outside where the height is less than 1800mm

Are there any projections or indentations with depth greater than 10mm that are not separated by 900mm or more on the face of barrier

No (*Compliant*)

Are there any gaps in the barrier uprights on the inside greater than 10mm less than 100mm?

Yes (*Compliant*)

Is the highest part of all the lower horizontal members at least 900mm to the lowest part of the upper horizontal member?

Yes (*Compliant*)

If the fence has rails is the top surface of the of the lower horizontal member at least 1000mm from the top of the fence?

Yes (*Compliant*)

Is NCZ 1 achieved?

Yes (*Compliant*)

Is NCZ 2 Achieved?

NO (*Non Compliant*)

Recommendation. Recommendation: Comply with the requirements listed below

NCZ2 – Is a quadrant on the outside of a barrier created by a 900mm radius down from the top of NCZ1.

Note: NCZ2 is always immediately adjacent to NCZ1 on all barriers.



Is NCZ 3 Achieved?

Yes (Compliant)

Is NCZ 4 Achieved?

Yes (Compliant)



STRUCTURES

Structures Inside the pool area

Are there any structures inside the pool area?

No





WINDOWS

Windows to Pool Area (Outside Measurement)

Are there windows that open to the pool area?

No





BALCONY

Balcony requirement

Is there a balcony projecting into the pool area?

No





POOL GATE/S

Pool Gate Findings

Does the gate open outwards and away from the pool?

Yes (Compliant)

Is the gate at least 1200 mm high from ground to top?

Yes (Compliant)

If the gate is glass and using top and bottom pivot style hinges, is gaps between the glass panel and hinge end of the glass gate a min 50mm and max 100mm?

Yes (Compliant)

When closed is the gap at bottom of the gate a maximum of 100 mm?

Yes (Compliant)

Is the gap between the gate and the support posts 10 mm or less?

YES (Compliant)

Is the gate latch located on the outside and at least 1500 mm above ground level?

Yes (Compliant)

Is the highest portion of the lower horizontal member to the latching mechanism a minimum of 1400mm?

Yes (Compliant)

Is the gap to the vertical uprights 100mm or less?

Yes (Compliant)

If the gate fitted with self-latching device that automatically operates on the closing the door and the door from being re-opened without being manually released?

Yes (Compliant)

Does gate swing freely through it's arc of operation?

Yes (Compliant)

Does pool gate close and latch under its own weight through it's arc of operation

NO (Non Compliant)

Recommendation: Adjust hinges to enable closure from any position, if adjusting the hinges does not achieve and maintain gate closure from any position, then replace the hinges





If a closed gate is lifted or pulled with a force of 250N, do any of the following occur. Release the latching device?. Unhinge the gate? Or Increase gap below barrier by more than 100 mm?

No (Compliant)

When applying 250N in a vertical direction on a open gate 100 mm from the outer edge of the locking stile for 30 seconds, does the gate return normally and latch securely?

Yes (Compliant)

When applying 330N (33kg) of force to the Gate posts upon release is there any evidence of breaking, fracture or loosening of any component?

No (Compliant)

When vertical uprights are squeezed with a non dominant hand is the gap created greater than 105mm?

No (Compliant)

Does gate swing away from pool area?

Yes (Compliant)

Is the gate/s fitted with self-closing device, which from a stationary start closes the door from any position, and activates/operates the latch without the use of manual force?

YES (Compliant)

Is there a clear permanent mark on the gate or component or at least one of the gate posts which identifies the registered trademark or name and address of manufacturer?

Yes (*Compliant*)



CPR Sign

Where a warning signs needs to be replaced, the following applies

(1) For the purposes of section 17 (1) of the Swimming Pools Act the sign referred to in that subsection must bear a notice that contains all of the following:

a) The words

the words:

- "Young children should be supervised when using this swimming pool"
- "Pool gates must be kept closed at all times"
- "Keep articles, objects and structures at least 900mm clear of the pool safety barrier at all times"

b) Guideline) containing details of resuscitation techniques for infants, children and adults that are set out in accordance with the relevant provisions of that Guideline, and

c) that comply with the other relevant guidelines of the Australian Resuscitation Council, and that are illustrated by drawings with key words only in bold print,

d) a statement to the effect that formal instruction in resuscitation is essential,

e) the name of the teaching organisation or other body that published the sign and the date of its publication.

(2) The sign must be legible from a distance of at least 3 metres, and must be maintained in a clearly legible condition

Is there a sign erected in a prominent position in the immediate vicinity of the swimming pool?

Yes (*Compliant*)



Does the warning sign clearly state “YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL” and “POOL GATES MUST BE KEPT CLOSED AT ALL TIMES” and “KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MM CLEAR OF THE POOL FENCE AT ALL TIMES”

Yes (Compliant)

Does the sign include details of current resuscitation techniques (CPR) for Infants, children and adults?

Yes (Compliant)

Is the sign in good condition and clearly legible and can be easily read from a distance of 3 meters?

Yes (Compliant)

Does sign include statement that formal instruction in resuscitation is essential?

Yes (Compliant)

Does sign include the name of the body that published the sign and date of publication?

Yes (Compliant)

Is sign illustrated by drawings with key words only in bold print?

Yes (Compliant)

i **RETAINING WALLS**

Retaining Walls

Is there a retaining wall to the pool area

No



i

PERMANENT BODY OF WATER

Permanent body of water as a barrier

Is there a permanent body of water?

No



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SPA

Spa Requirements

Is there a spa installed

No



COMPLIANCE AS PER SECTION S22E SWIMMING POOL ACT 1992**Does the swimming pool pose a significant risk to the public?**

Yes. Please note below

If in the Opinion of the Certifier the Swimming Pool is considered a significant risk to public safety, a copy of the Notice will be forwarded to the Local Authority immediately.

Or

Six weeks after the inspection date if a certificate of compliance is not issued before that time.



TERMS AND CONDITIONS

Any person who relies upon the contents of this report does so acknowledging the following clauses that define the Scope and Limitations of the inspection and form an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The Purpose of the Inspection:

The purpose of the Pool barrier inspection is to conduct an inspection of the pool barrier in order to issue either a Pool Safety Certificate or a Non-Conforming report. This attachment forms part of the Non-conforming report and is to provide advice to the Pool owner regarding the non-compliance of the swimming pool barrier, identifying in detail the non-compliant issues and providing recommendations on how to make the pool barrier compliant with the Pool Safety Standard.

The Scope of the Inspection:

The inspection comprises a visual assessment of the pool barrier, conducting several tests for the strength and rigidity of the barrier, as described in the Appendix of the Pool Safety Standard, measuring all of the barrier's components such as walls, doors, windows, gates and anything that may form part of the barrier. The inspection includes ensuring all barriers are compliant with the Pool Safety Standards height and maximum gap requirements in or on the barrier.

The scope includes the measuring of all barrier components to ensure compliance with the Pool Safety Standard and to form an opinion regarding the general condition of the fencing at the time of the inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

Limitations of the Inspection:

This report is limited to an inspection of areas where safe and reasonable access is available and permitted on the date and at the time of the inspection.

If the Pool barrier includes a boundary fence, then permission is required to be sought from the owner of the neighbouring property prior to the inspection being conducted.

If the Pool barrier includes any windows or doors that project into the pool area then access into the premises may be required.

The Inspection and Report was carried out by: Shane Smith

State License Number: NSW Builders Licence 159203C

Contact the Inspector on: 610493572981

For and on Behalf of: Thorough Check Building Inspections