



ACT
Government

Swimming pool safety barrier requirements for residential swimming pools and spas in the ACT are changing.

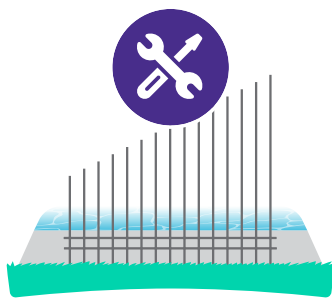
From 1 May 2028 all residential swimming pools and spas in the ACT must have a pool safety barrier compliant with prescribed safety standards.

Pools built between 1 July 1997 and 30 April 2008

New legislation means that the safety barrier around your swimming pool and spa will need to meet new prescribed safety standards. These safety standards are the requirements in the 2022 version of the Building Code of Australia (BCA), incorporating Australian Standards AS 1926.1 (2012) – *Swimming Pool Safety Part 1: Safety barriers for swimming pools* and AS 1926.2 (2007) – *Swimming Pool Safety Part 2: Location of safety barriers for swimming pools*

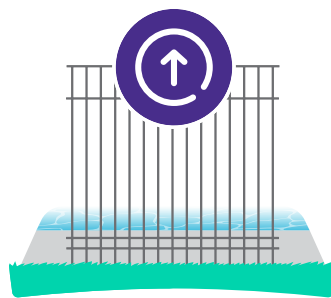
What does this mean for me?

It means that if you have a swimming pool or spa you will have to:



install a pool safety barrier if you do not already have one; or

OR



upgrade your existing pool safety barrier to comply with the prescribed safety standards; and

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obtain a compliance certificate for the new or upgraded pool safety barrier and lodge this with Government within 30 days of it being issued (and before 1 May 2028) or apply for a Ministerial exemption.

What changes will I have to make?

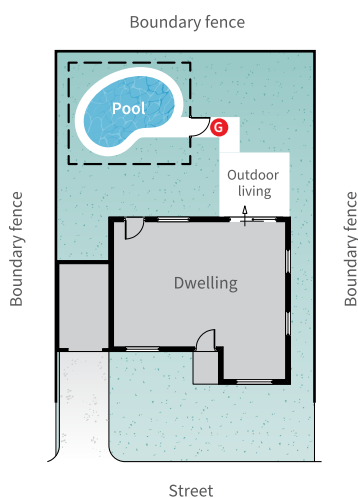
The required changes will depend on the type of safety barrier that is currently in place and the location of the swimming pool or spa in relation to other buildings, structures and boundary fences on the property. For swimming pools or spas for which approvals were issued, or that were built between 1 July 1997 and 30 April 2008, those requirements are set out in the *Building Act 1972* (ACT) and from 2004, the *Building Act 2004* (ACT), the BCA and the Australian Standards in force at the time.

The types of changes you will likely need to make for your pool safety barrier to be compliant with the prescribed safety standards are:

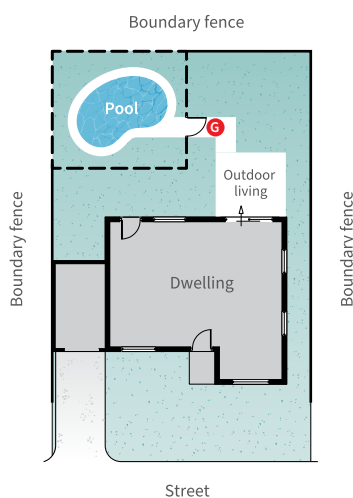
1 July 1997 - 30 April 2008 requirements	Changes required to meet the prescribed safety standards
Limited requirements to prevent the barrier from being climbable.	The barrier must be non-climbable. There is also a non-climbable zone around the pool area to prevent climbing. The non-climbable zone requirements are more detailed in the standards and include: • 4 non-climbable zone requirements • separate requirements where a boundary fence is part of the pool barrier • separate requirements for the area where part of the pool barrier intersect.
No separate provisions for spa barriers other than the standard barrier requirement.	A spa need not have a fence type of barrier around it if it has a child-resistant lockable structure, such as a door, lid, grille or mesh that meets requirements for construction, fastenings and openings.
Gates to swing outwards freely and to have a self-closing and self-latching device.	In addition, gates must now: • swing outward; • have a latch that cannot be adjusted or locked; • have a latch mechanism positioned either 1500mm from the ground or shielded so children cannot access it; and • contain an approved form of gate unit.
No specific requirements for doors of adjacent homes or other buildings opening onto pool area.	A door of an adjacent home or other building can only be used as part of a pool barrier if the pool is inside or connected to the inside of an adjacent home or other building. Where a door may be used, it must have a child-resistant doorset and an auto close function.
Windows opening onto a pool area and less than 900mm from the floor must be: • covered by bars or a screen; or • fixed to remain closed or only openable to meet a specific strength test Where window height is above 900mm but below 1200mm, can have flyscreen.	Windows opening onto a pool area that are less than 1800mm in height from the floor must be: • covered by bars or a screen; or • fixed to remain closed; or • only openable to 100mm.
A balcony must have a balustrade that is a compliant pool barrier if it projects into the pool area and is less than 2400mm above ground.	A balcony balustrade that protrudes into the non-climbable zone must comply with the non-climbable zone requirements
A wall in a building which includes a door is permitted to form part of a pool barrier, so long as child-resistant doorsets are used.	A door cannot be located in a pool barrier, except where it provides access to indoor pools or the indoor part of an indoor/outdoor pool. This means that the wall of a building can't be used as part of a pool barrier for an outdoor pool if that wall has a door in it (such as the back door of an adjacent house). Where a door is used for an indoor pool, the child-resistance requirements for it have increased so that: • the release for latching device must be on the outside of the door; • the door can't open toward the pool; and • there is a non-climbable zone outside the door
For above ground pools, the walls of the pool will be an effective barrier if they are 1.2m in height and meet the requirements for non-climbability.	The walls of an above ground pool will be an effective barrier if: • they are factory fabricated and designed for assembly and installation on site, including inflatable pools; • they are 1200mm in height from the outside; and • otherwise meet non-climbability and construction requirements for barriers. In addition to the height requirements, there must be a barrier around any permanent ladders and access points for permanent ladders.
Glass infill panel barriers required to meet structural strength requirements.	In addition to the barrier meeting structural strength requirements, glass panels must comply with AS 1288 as to composition of the glass.

Examples of compliant pool safety barriers:

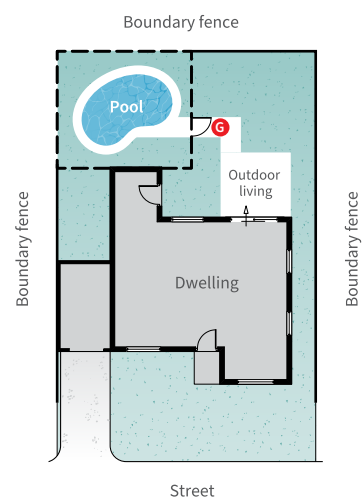
Example 1



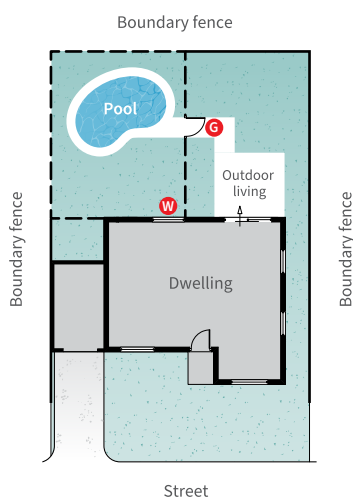
Example 2



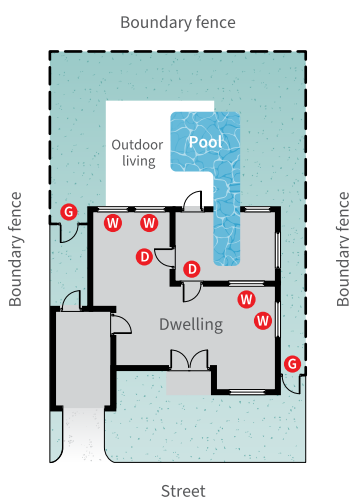
Example 3



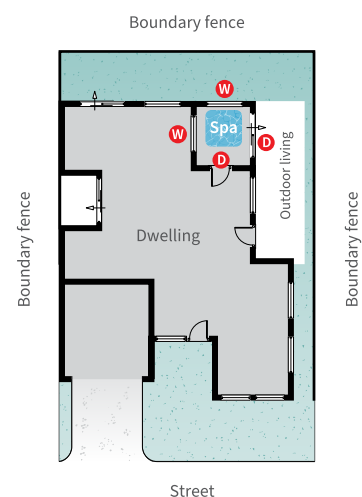
Example 4



Example 5



Example 6



Legend

- | | | |
|---|--|--|
| G Gate complying with AS 1926.1 | Openable window NOT complying with AS 1926.1 | Fence, retaining wall or other such barrier complying with AS 1926.1 |
| D Child-resistant doorset complying with AS 1926.1 | Sliding door NOT complying with AS 1926.1 | Wall of dwelling with no openings |
| W Child-resistant openable window complying with AS 1926.1 | | |

Diagrams for Barriers and Gates based on figures from AS 1926.1-2012. © Standards Australia Limited

*This factsheet sets out a summary of the main differences between the requirements applicable between 1 July 1997 and 30 June 2008 and the prescribed safety standards. The changes you are required to make to your pool barrier will depend on the exact date on which your pool was built, how it is located on the property and whether any changes have been made since it was first built. You should obtain technical advice to confirm exactly what is required to bring it into compliance with the prescribed safety standards.

** BCA versions in force during this period were:

- BCA 1996 for the period from 1 July 1997 to 30 April 2004;
- BCA 2004 for the period from 1 May 2004 to 30 April 2005;
- BCA 2005 for the period from 1 May 2005 to 30 April 2006;
- BCA 2006 for the period from 1 May 2006 to 30 April 2007;
- BCA 2007 for the period from 1 May 2007 to 30 April 2008.