

3.2.3 Waterwise Pool & Spa Cover Policy

Type:	Planning – Environmental Health
Legislation:	National Construction Code 2016 (NCC) Western Australian additions (WA Part 2.3.2 Acceptable Construction Practice)
Delegation:	
Other Related Document:	Swimming Pool/Spa Inspection Report 2020

Objective

To emphasize the Town of East Fremantle’s commitment to environmental sustainability over each aspect of the Town’s service areas.

The aim of this policy is to reduce future water consumption and evaporation in the Town of East Fremantle by enforcing the use of pool and spa covers/blankets in residential properties. In accordance with the National Construction Code, the Town of East Fremantle will require that all future outdoor swimming pools associated with a Class 1 and Class 2 building to be fitted with an appropriate pool/spa cover. This policy will infer a new condition to the Town’s building permit application noting the requirement of a cover/blanket on all Class 1 and Class 2 Swimming pools.

Policy Scope

This Policy applies to all future Class 1 and Class 2 residential properties in the Town. This policy does not apply to preexisting pools, indoor pools or public pools prior to the time this report was accepted by council.

Policy

This policy will be enforced through the addition of a condition to the Town of East Fremantle’s Building Permit’s relating to swimming pool/Spa applications. This policy applies to all:

- in-ground pools and spas;
- above-ground pools and spas (excluding inflatable and portable pools and spas)

The use of Pool and Spa covers aligns with the Town of East Fremantle’s agreement to the Water Corporation and aligns with the National Construction Code WA Part 2.3.2. Swimming pool blankets or covers must be designed to reduce water evaporation and must be accredited water efficient under the Smart Approved Watermark Scheme www.smartwatermark.org

Pool Inspections

The Town will undertake follow up inspections both after the finalisation of the pool construction and 4 years later. At the point of the inspection it will be noted if the pool is compliant to the conditions under the Building Permit application.

Definitions

Swimming Pool

(Building Class 10b): Swimming pool means any excavation or structure containing water and principally used, or that is designed, manufactured or adapted to be principally used for swimming, wading, paddling, or the like, including a bathing or wading pool, or spa.

Class 1 Building

- **Class 1a** - a single dwelling being
 - (i) a detached house
 - (ii) one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit or

- **Class 1b** - a boarding house, guest house, hostel or the like
 - (i) with a total area of all floors not exceeding 300 m² measured over the enclosing walls of the Class 1b and
 - (ii) in which not more than 12 persons would ordinarily be resident
 - which is not located above or below another dwelling or another Class of building other than a private garage

Class 2 Building

A building containing 2 or more sole-occupancy units each being a separate dwelling.

Responsible Directorate:	Regulatory Services
Reviewing Officer:	Executive Manager Regulatory Services
Decision making Authority:	Council
Policy Adopted:	21/2/21
Policy Amended/Reviewed:	