

Inspection Report

provided by:



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QBCC Licence No. 1275457

Property Address:
Sample Street
Ashgrove QLD 4060



Report Information

Client Information

Pool Safety Inspection

Building Act 1975

The principal legislation regulating swimming pool safety in Queensland is the *Building Act 1975*. The Act contains provisions about when a barrier is required and refers to subordinate legislation such as the *Building Regulation 2006* for more technical requirements.

The Pool Safety Standard

In Queensland the pool safety standard is the QDC 3.4 and AS 1926-2007 as modified by the QDC, as well as any other standard prescribed under a regulation for ensuring the safety of persons using a regulated pool.

Later versions of the Australian Standard do not apply in Queensland unless they are adopted by a new version of the Code.

Client Name

Sample Client

Ordered By

Sample Client

Pool, Pool Fence and Pool Gate Information

Street Address of Pool

Sample Street, Ashgrove QLD 4060

Lot on Plan

4RP20678

Local Government Area

Brisbane City

Exemptions or Special Restrictions

Nil

Shared Pool

No

Non-Shared Pool

Yes

Pool Safety Certificate History

100094500212 Expiry Date 21/7/2014

Property Occupied or Unoccupied

Occupied

People Present

Initially not, however on return to do corrective actions, the Tenant was present.

Safety Barrier Material

This Pool Barrier was a combination of aluminium and glass panelling. The Gate was aluminium.

Inspection Information

Report Number

3687143

Inspection Date

31st August2014

Inspection Time

9.45am

REPORT SUMMARY PAGE

This is only a summary of the Inspection and should not be relied on.

We strongly recommend you read the Inspection Report in its entirety.

Section	Condition#	Comment
POOL SAFETY FENCE	2	CPR Signage was found to be in very poor condition and as such was replaced.
POOL SAFETY FENCE	3	Fence height was checked and height was OK, after corrective actions were taken to obtain correct height on a fence panel on the northern side of the fence gate.
POOL SAFETY FENCE	6	NCZ was found to be compliant with the standards after removal of some pot plants that were located within the NCZ.
POOL SAFETY FENCE	8	Additional Clear Area was checked and found compliant, after removal of some Pot Plants from the Area.
POOL SAFETY FENCE	9	Additional Clear Area is necessary due to vertical gaps greater than 10mm, all was found to be compliant after corrective action for a tree brace to be re-positioned to be outside of this Clear Area.
POOL SAFETY FENCE	12	On first observation there were items such as chairs, table and pot plants, however these were removed and the Tenant has been informed to keep these items back from the No Climb Zone

1 POOL SAFETY FENCE

OBSERVATIONS

Access and other Restrictions

Access to the Pool Area was Satisfactory.

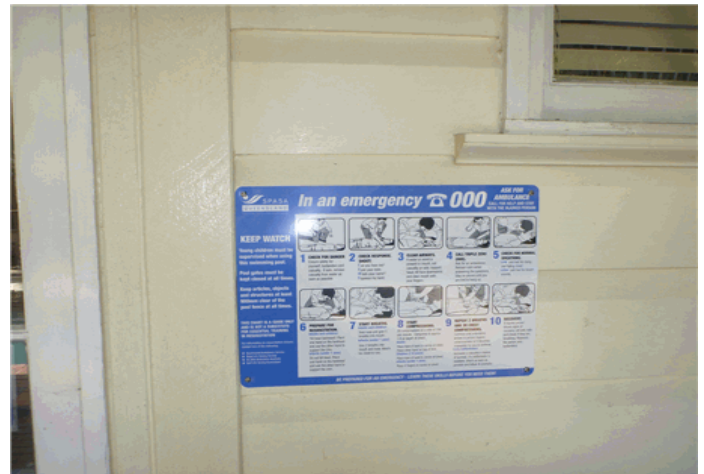
1) Overall Condition

On visual inspection, the general condition appears reasonable.



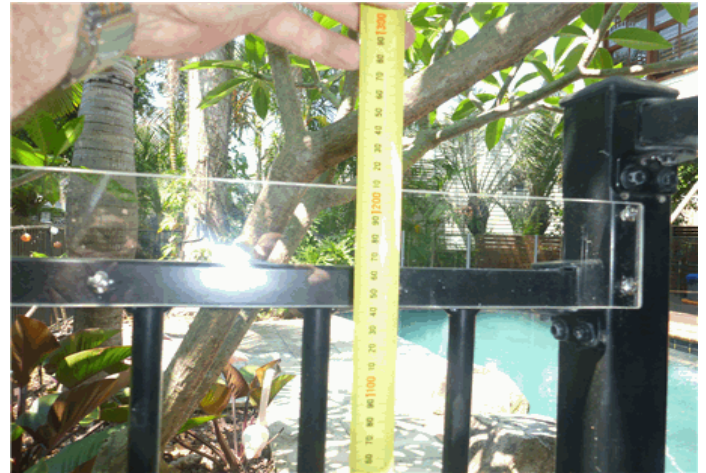
2) CPR Signage Compliance and Location

CPR Signage was found to be in very poor condition and as such was replaced.



3) Fence Height ground to top of fence - 1200mm

Fence height was checked and height was OK, after corrective actions were taken to obtain correct height on a fence panel on the northern side of the fence gate.



4) Identify which side of fence for effective NCZ

NCZ for this pool is on the outside of the Barrier.

5) Greater than 1800mm - NCZ from the top of fence

Fence is not greater than 1800mm, not applicable.

6) Less than 1800mm - NCZ as upper 900mm quadrant

NCZ was found to be compliant with the standards after removal of some pot plants that were located within the NCZ.



7) Fence with rails - NCZ highlow to lowhigh

Fence Rails are compliant with the Standards.

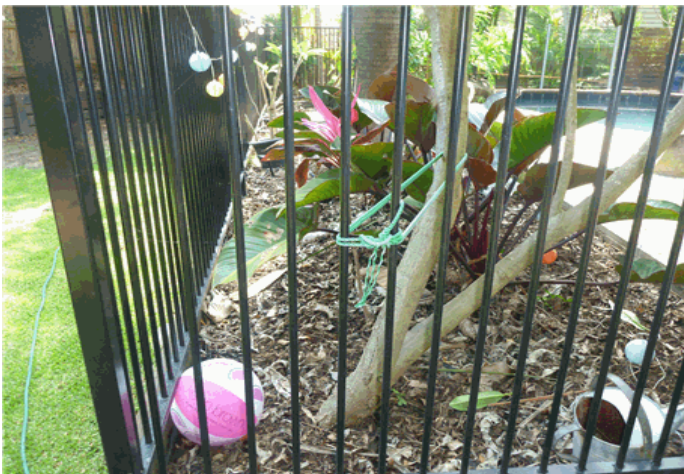
8) Identify Additional Clear Area 1200mm to NCZ arc

Additional Clear Area was checked and found compliant, after removal of some Pot Plants from the Area.



**9) Verticals more than 10mm
Inside Clear Zone 300mm**

Additional Clear Area is necessary due to vertical gaps greater than 10mm, all was found to be compliant after corrective action for a tree brace to be re-positioned to be outside of this Clear Area.



**10) Vertical uprights no greater
than 100mm apart**

Compliant with the Standards

**11) Windows opening into the
pool area**

Not applicable for this Pool Area.

**12) Climbable objects in and
around the pool area**

On first observation there were items such as chairs, table and pot plants, however these were removed and the Tenant has been informed to keep these items back from the No Climb Zone



**13) Angle of intersecting fence,
45 to 135 degrees**

There is an intersecting fence, however the angle is within the requirements of the Standards

**14) Verticals rigidity test 150kN -
no more than 105mm**

Tested and all OK.

**15) Post rigidity test 330kN -
deformation or loosen**

Tested and all OK.

**16) Rail rigidity test 250kN -
deformation or loosen**

Tested and all OK.

2 POOL GATE

OBSERVATIONS

17) General Condition

On visual inspection, the general condition appears reasonable.



18) Height of gate to be minimum 1200mm

Checked height was greater than 1200mm and all is OK.

19) Maximum clearance under the gate of 100mm

Checked under gate clearance was less than 100mm and all is OK.

20) Vertical upright gaps no more than 100mm

Checked vertical gaps were not less than 100mm and all are OK.

21) Top of hinge to top hinge 900mm no protrusions

Checked hinge spacings were greater than 900mm and they were all OK.

22) Top of latch to ground 1500mm

Top of latch was greater than 1500mm and all is OK.

23) Top of latch to highest lower rail 1400mm

Checked top of latch to top of highest bottom rail was greater than 1400mm and all is OK.

24) Latch less than 1500mm - inside and down 150mm min

Not applicable for this Pool Gate

- | | |
|---|--|
| 25) Latch less than 1500mm - 450mm protected zone | Not applicable for this Pool Gate |
| 26) Verticals rigidity test 150kN - no more than 105mm | Tested Vertical Rigidity and all was OK. |
| 27) Post rigidity test 330kN - deformation or loosen | Tested Post Rigidity and all was OK. |
| 28) Test gate across full arc closing by own weight | Tested Gate and all was OK. |
| 29) Check hinges and springs are working properly | Springs and Hinges checked and all OK. |
| 30) Test latching mechanism in resting position | Tested Latching and all OK. |
| 31) Test latching from 45 degrees and still closes | Tested Latching and all OK. |
| 32) Apply 25kg of force, then test latching again | Tested Latching and all OK. |

3 CONCLUSION

CONCLUSION AND SUMMARY

**33) Corrective Actions
Undertaken**

1. Removed table and chairs from the NCZ (No Climb Zone)
2. Re-positioned large pot plants to be clear of the NCZ and Additional Clear Area
3. Re-positioned bracing rope on the Frangipani tree to remove from the 300mm Inside Clear Area
4. Installed a sheet of Perspex to the aluminium fence north of the gate to attain 1200mm height on this section
4. Replaced and installed CPR Signage

**34) Corrective Actions
Recommended**

Discussed above corrective actions with the Tenant.

**35) State of Compliance and
Safety Certification**

At the time of conclusion of the Inspection, approx. 1.00pm 31/08/14, this Pool was compliant and the issue of a Pool Safety Certificate was recommended.

The Pool Safety Council issued a Pool Safety Certificate No. 1015770043219 effective date 31 August 2014.

CONTACT THE INSPECTOR

Please feel free to contact the Inspector who carried out this Inspection. Often it is very difficult to fully explain situations, problems, access difficulties, faults or non compliance matter and their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report then you should immediately contact the Inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the Inspector.

The Inspection and Report was carried out by: [Gavin Stonier](#)
POOL SAFETY INSPECTOR LICENCE: [101577](#)
Contact The Inspector on: [0412764233](#)

For and on Behalf of: [Professional Building Report Services Pty Ltd](#)

End of Pool Safety Inspection Report