

Swimming/Spa Pool Pre-Inspection Checklist

SWIMMING/SPA POOL FENCING COMPLIANCE - BUILDING (POOLS) AMENDMENT ACT 2016 TO INCLUDE F9/AS1 AND F9/AS2 2017 NEW ZEALAND BUILDING CODE & SECTION 162C(1) BUILDING ACT 2004

The items noted below will be checked at the time of inspection. To avoid incurring additional costs, please ensure that your pool complies fully with these requirements prior to inspection.

Further information on your responsibilities and legal requirements can be found on The New Zealand Government Building Code compliance website.

F9/AS1 AND F9/AS2 2017

<https://www.building.govt.nz/assets/Uploads/building-code-compliance/f-safety-of-users/f9-restricting-access-residential-pools/asvm/f9-restricting-access-to-residential-pools.pdf>

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- The height of the fence is not less than 1.2 metres.
 - There are no gaps or spaces in the fence greater than 100mm diameter sphere could pass through.
 - The fence rails are on the pool side of the fence, any projections or indentions on the outside face of a pool barrier shall not have a horizontal projection from the face of the pool barrier greater than 10 mm unless they are at least 900 mm apart vertically.
 - If the swimming pool/spa fence is made up in any part by a boundary fence, please refer to F9/AS1 and F9/AS2 2017 for guidance in regard to compliance.
 - If a building wall is forming any part of the swimming pool/spa barrier, please refer to F9/AS1 and F9/AS2 2017, there is special guidance for doors and windows, cat & dog doors, in regard to compliance.
 - If the rails are on the outside of the fence they need to be more than 900mm apart.
 - If the fence is netting , mesh or trellis, there should be no opening greater than 13mm for a fence 1.2 metres, high and 35mm for a 1.8 metre high fence.
 - Spa pool Covers shall be held in place with straps fitted with lockable snap fasteners having a minimum width of 33 mm on their main body, fastenings using metal padlocks may be used instead of lockable snap fasteners and shall be capable of maintaining the cover in place so that there is no opening that a 100 mm sphere could pass through when a 100 N (10 kg) force is applied to the cover in any direction and at any location.
 - Covers shall be capable of supporting a vertical point load of 200 N (20 kg) when imposed over an area of 120 mm diameter at the centre of the cover
 - Covers shall have signs containing the text below with black letters not less than 5 mm in height shall be fixed on two opposite sides of the cover: that state: 'WARNING: This spa pool cover must be kept locked except when under adult supervision'.

- All gates and doors do not open towards the pool area and comply with the requirements of the Building (Pools) Amendment Act F9/AS1 and F9/AS2 2017.
- The gate latch shall automatically operate on the closing of the gate such that a manual operation is required to release it. Be positioned so that it cannot be reached by a child from outside the pool area. Not be capable of being released from outside the pool area by the insertion of a thin implement through any gaps, for alternative latching systems please refer to figure 3 of the F9/AS1 and F9/AS2.
- The gate self-closes and self-latches from an opening distance of 150mm, and must swing clear of any obstruction that might hold it open.
- If the swimming/spa pool is not fenced it must have sides 1.2 metres high with no climbable places within 1.2 metres of the top of the pool sides and for a spa, the sides must be at least 760 mm high with no climbable places within 760 mm of the top of the spa sides. The swimming/spa pool wall shall be vertical or slope outwards at not more than 15° from vertical.
- The outside face of a pool wall is an acceptable barrier if it is no less than 1200 mm high and complies with Paragraphs 2.1.6 and 2.1.7. Any ladder or other means of providing access to the pool shall have an enclosing barrier and gate complying with 2.1 and 3.1.
- A backflow prevention system is installed on the hose used to fill the pool.
- The filter backwash and pool discharge empties to the sewer and is not discharged onto the ground or into the stormwater system.
- All fences, gates, latches etc. are in kept in good condition.
- Pool area contains only pool equipment, for example, a barbeque and outdoor furniture could be located in the immediate pool area but not a clothes line or vegetable garden.

Record any notes/comments/queries you may wish to discuss at the time of inspection:
