

PURPOSE OF THIS GUIDELINE

The purpose of this guideline is to provide information regarding smoke alarms, safety barriers and building permits for swimming pools & spas, and a reminder that carports require building permits.

SMOKE ALARMS



In the case of fire, toxic smoke, rather than heat and flames, is the most immediate threat to life. If a person is asleep, the smoke can actually lull them into a deeper sleep.

From 1 July 1997, the installation of mains powered smoke alarms became mandatory for all new residential buildings (or residential building extensions) in WA. Since 1 October 2009, they are required to be fitted in all existing residential buildings prior to sale and before a new tenancy agreement is signed. These requirements are now prescribed in the Building Regulations 2012.

Battery powered smoke alarms may be installed where consumer mains power is not connected or where there is no hidden space to run the necessary wiring for hard wired smoke alarms, for example a concrete ceiling. The use of battery powered smoke alarms in any other circumstance must be approved by the local government.

It is unlawful to install battery powered smoke alarms just because it is more convenient to do so.

Local Government is responsible for investigating and enforcing the mandatory requirement to fit and maintain smoke alarms under the Building Regulations 2012. A \$750 infringement notice could be issued for any premise without a smoke alarm, while the seller or landlord could face a fine of up to \$5000.

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SWIMMING POOLS & SPAS



All private swimming pools and spas that contain water that is more than 300mm deep **must** have a compliant barrier installed that restricts access by young children to the pool and its immediate surrounds.

A building permit must be obtained for the construction and installation of a swimming pool or spa under the Building Act 2011 and Building Regulations 2012. A building permit is also required prior to commencing alterations to swimming pool or spa barriers; this includes windows, doors and gates that provide access to a swimming pool or spa area.

Australian Standard AS 1926.1-1993 Part 1 describes the minimum technical requirements applicable to swimming pool & spa barriers.

The building permit approval process ensures that building and safety barrier standards are met. Inspections of the safety barriers are conducted once every four years.

Owners and occupiers are responsible for ensuring that any safety barrier is maintained and operating effectively. If you don't comply with the Regulations and the Standard, you risk the lives of young children as well as facing substantial fines. Further information can be obtained from; <https://www.commerce.wa.gov.au/publications/rules-pools-and-spas>

CARPORTS



A building permit is required before any building work can be carried out. Permits can be obtained from your Local Government.

The Building Act 2011 (the Act) defines what is building work and sets out the process for obtaining a building permit.

A building permit is required for carports and garages. If it is replacing an existing one it still requires a building permit.

The Act requires the person named on the permit as the builder to ensure that the building is completed in accordance with the plans and specifications approved in a Certificate of Design Compliance and the building permit. The Act also prescribes the building standards.



For more information contact:

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