Pools and spas

To be read in conjunction with General Requirements: A guide to building on properties containing (or in close proximity to) Canberra's water and sewerage networks

Disclaimer

This Guide was prepared for Icon Water. It is provided for general reference only and is not intended as a legal guide or substitute for legal or other professional advice. Each set of factual circumstances will vary and must be considered individually. The Guide content is correct as at 1 October 2014. Referenced source documents and industry practices will be amended or otherwise vary from time to time so care must be taken to confirm currency at the relevant time.

About this guide

This guide is designed to be used in conjunction with the information contained in the guide *General Building Requirements: A guide to building on properties containing (or in close proximity to) Canberra's water and sewerage networks.*

Pool equipment

Private underground pipes, cables and conduits or above ground aerials are not permitted inside the pipe protection envelope of water or sewerage networks. Figure 24 shows how adequate provision must be made for the installation and maintenance of pool equipment, outside the pipe protection envelope and access passage.

pipe protection envelope

NO ENCROACHMENT PERMITTED WITHOUT WRITTEN APPROVAL

ground level

water or sewer network

cross section

setback
for pool equipment

POOL

pumps, backwash tanks, control panels electricity conduits, communication cables, drains, gas pipes, etc.
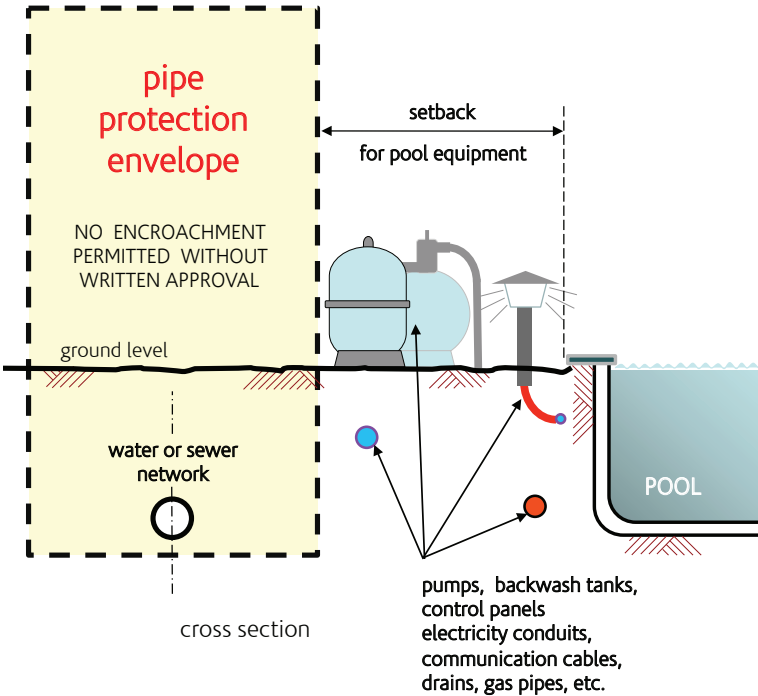
Figure 24 Pool equipment clear of pipe protection envelope

Additional setbacks may be required where private services impede access to the pipe protection envelope or increase the likelihood of harm to Icon Water employees.

Structural integrity and providing a safe work environment

To provide a safe work environment and protect the pool's structural integrity during maintenance, pool walls must be either structurally adequate or at least beyond the zone of influence of the pipe protection envelope to avoid distortion or failure when excavation work extends to the full width of the pipe protection envelope.

Figure 25 and 26 show an example of unsafe setback for a pool and a safe setback and foundations for a pool.

When required by Icon Water, confirmation of the structural adequacy of the pool in relation to a fully excavated pipe protection envelope must be verified and confirmed in writing (with computations) by a licensed structural engineer.
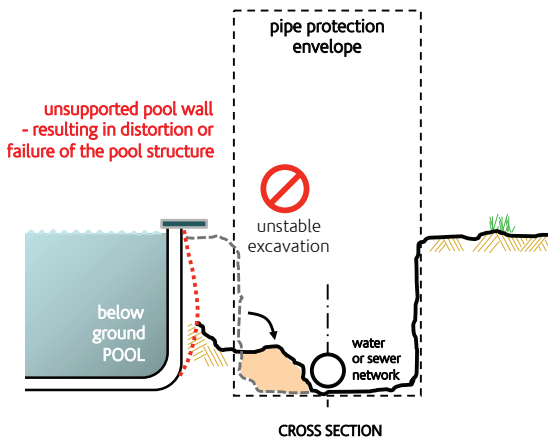
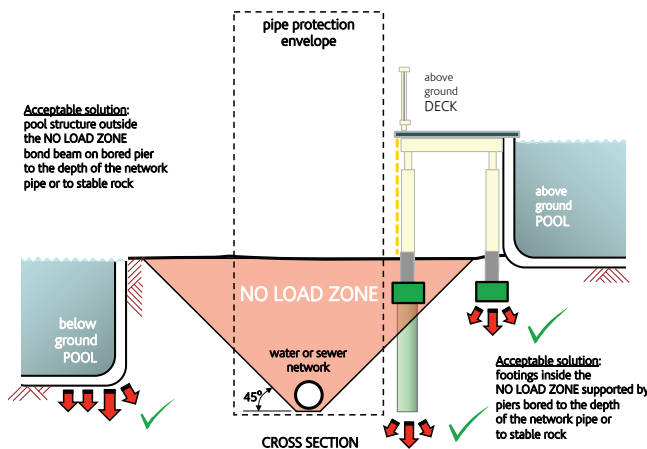

Figure 25 Unsafe setback and foundations for a pool

Figure 26 Safe setback and foundations for a pool

Pool fences

As shown in Figure 27, pool fences must not obstruct access to water or sewer networks, however if required, pool safety fences are permitted to cross a pipe protection envelope, emergency access passage or maintenance access passage subject to compliance with the following requirements:

- Unlocked gates are installed to permit emergency access to sewer maintenance holes (manholes) at all times. These gates must provide a clear opening equal to the emergency access passage dimensions specified in Table 2 (on page 16-17)

- Gates or removable panels are installed to permit maintenance access to sewer and water assets when requested by Icon Water. Openings must provide unobstructed access equal to the passage widths specified in Table 2 (on page 16-17)

- Removable panels should be in segments less than 40kg in weight. Panels and posts must be removable without the use of specialist tools or lifting equipment.
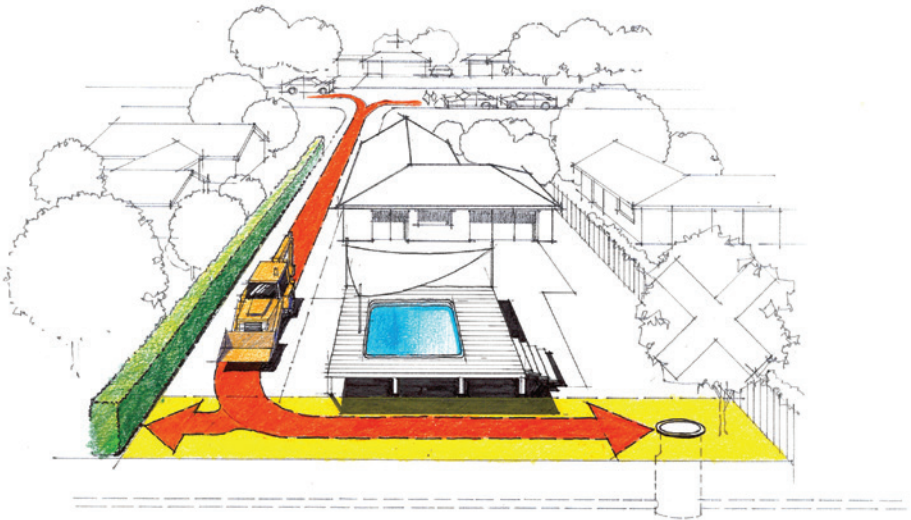

Figure 27 Access around pools

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¿Necesita un intérprete? Llame al número indicado abajo.

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Αν χρειάζεστε διερμηνέα, τηλεφωνείτε στον αριθμό παρακάτω.