



Short Term Rental Accommodation Swimming and Spa Pool Safety Barriers Checklist

Owners of STRA properties on which there is a swimming or spa pool must ensure they always have a compliant safety barrier in place.

This document can be used to check the basic elements of a safety barrier. It is simplified, not exhaustive, and does not cover all aspects needed to fully verify compliance of a safety barrier. The following checklist should be read in conjunction with the [Rules for Pools and Spas](#). Only a local government can confirm if a safety barrier is compliant and arranges and conducts inspections at least once every four years to ensure ongoing compliance.

1. Gate – the most important element of compliance – requiring the most attention	Check List
a. Does the gate close by itself from any open position, including from resting on the latch?	<input type="checkbox"/>
b. Is the self-latching device working properly?	<input type="checkbox"/>
c. Is the gate secure when closed?	<input type="checkbox"/>
d. Does the gate open outwards, away from the pool area?	<input type="checkbox"/>
e. Is the latch mechanism either: <ul style="list-style-type: none">• at least 1.5 metres above the ground (see Figure 1); or• located on the inside of the gate, at least 15cm below the top of the gate and shielded so no opening greater than 1cm occurs between the top of the gate and a radius of 45cm from the latch? (see Figure 2).	<input type="checkbox"/>
2. Fence	
a. Is the fence securely in place?	<input type="checkbox"/>
b. Is the outside of the fence at least 1.2 metres high?	<input type="checkbox"/>
c. Are all vertical uprights in the fence spaced less than 10cm apart?	<input type="checkbox"/>
d. Is there at least 90cm between handholds and footholds? (see Figure 1)	<input type="checkbox"/>
e. Is the bottom of the fence 10cm or less from the ground?	<input type="checkbox"/>
f. Is the surface directly beneath the fence stable and not easily eroded?	<input type="checkbox"/>
g. Is the safety barrier fence in good condition?	<input type="checkbox"/>
h. Is the boundary fence in good condition	<input type="checkbox"/>
3. Climbable objects – BBQs, plant-pots, trees, retaining walls, plumbing, toys, furniture, pool pumps etc. may all help a young child to climb over the fence or reach the gate latch.	
a. Is the pool clear of any items that would assist a child to climb over the fence or reach the gate latch?	<input type="checkbox"/>
b. Are climbable surfaces, outside the pool area, located at least 90cm away from the top of the fence? (see Figure 3)	<input type="checkbox"/>
c. Are climbable surfaces, inside the pool area, located at least 30cm away from the inside of the pool fence? (see Figure 4)	<input type="checkbox"/>

4. Child-resistant window

- a. Is the openable position of a window that forms part of a safety barrier:
- Permanently restricted to no more than 10cm by a device that requires the use of tool to remove; or
 - Covered by bars or a metal screen, fixed in place by a device that requires the use of a tool to remove it?



Please note that key locks are not considered to be a permanent restriction.

5. Child-resistant door (where permitted) – doors are generally not permitted to form part of a safety barrier for post November-2001 pools unless specific local government approval has been granted. Please note that pet doors are not permitted to form part of a safety barrier

- a. Does the door close by itself from any open position, including from resting on the latch?
- b. Is the self-latching device working properly?
- c. Is the door secure when closed?
- d. Is the latch release mechanism at least 1.5 metres above the floor?

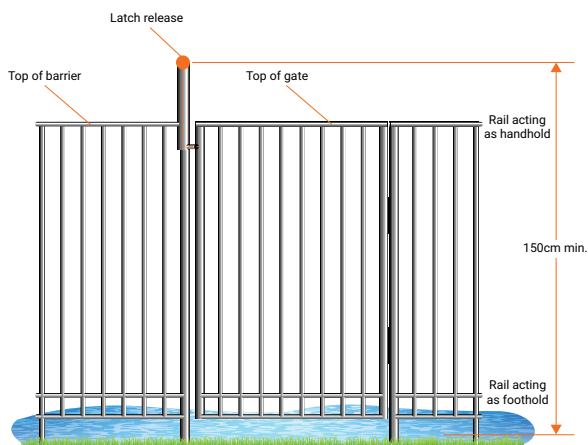


Figure 1 – Gate latch release mechanism at least 1.5 metres above the ground.

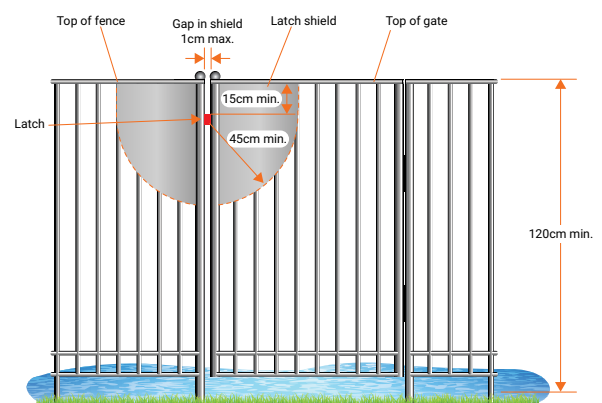


Figure 2 – Gate latch release mechanism located on the inside of the gate, at least 15cm below the top of the gate and shielded so no opening greater than 1cm occurs between the top of the gate and a radius of 45cm from the latch.

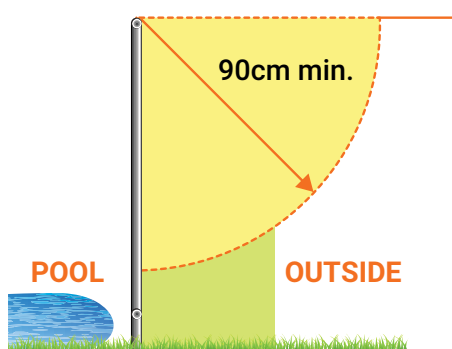


Figure 3 – climbable surfaces, outside the pool area, located at least 90cm away from the top of the fence.

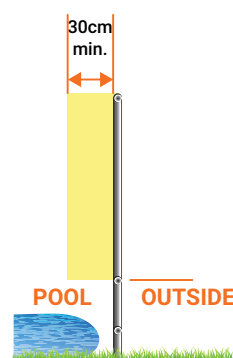


Figure 4 – climbable surfaces, inside the pool area, located at least 30cm away from the inside of the pool fence.

Disclaimer – The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

Building and Energy | Department of Energy, Mines, Industry Regulation and Safety

1300 489 099

8.30am – 4.30pm
Level 1 Mason Bird Building
303 Sevenoaks Street (entrance Grose Avenue)
Cannington Western Australia 6107
M: Locked Bag 100, East Perth WA 6892
W: www.demirs.wa.gov.au/building-and-energy
E: be.info@dmirs.wa.gov.au

Regional Offices

Goldfields/Esperance	(08) 9021 9494
Great Southern	(08) 9842 8366
Kimberley	(08) 9191 8400
Mid West	(08) 9920 9800
North West	(08) 9185 0900
South West	(08) 9722 2888

This publication is available on request in other formats.

National Relay Service: 13 36 77

Translating and Interpreting Service (TIS): 13 14 50