

Getting ready for the Final Inspection

CONCRETE AND DRAINAGE

Concrete surrounds / hard surface areas need Engineering & Permit Approval. If hard surfaces exceed the landscape ratio of your block you may be required to remove the concrete or submit a costly building certificate with council.

External structural areas require professional inspection, adequate expansion joints and a good drainage solution.

- OC Application form to be filled and signed by all property owners
- Swimming Pool Registration Certificate - register on the below link and send a copy to the certifier
<https://www.swimmingpoolregister.nsw.gov.au/>
- Electrical compliance certificate to wiring rules AS 3000 (must include earthing of the pool steel)
- Heaters need correct clearances and ventilation to function and for safety reasons.
- Install an approved CPR sign inside the pool area. Most choose the shallow end of the pool.
- Pool gate is self-closing and that the gate opens outwards from the pool.
- Gaps under the fence must not exceed 100mm.
- Check the height of the latching mechanism - it should be 1500mm above the ground.
- Ensure that your pool fences are 1200mm high measured from outside the fence from the ground level or any surface within 500mm of the fencing.

FILTRATION ENCLOSURE

- Equipment must be enclosed in a soundproof enclosure box to meet final compliance.

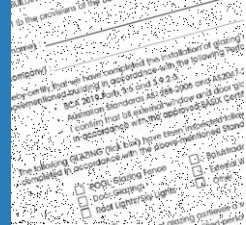
EXTERNAL AREAS

- There must be no decks or holding dividers developed around the pool without earlier endorsement from the council. Additional surfaces may not meet compliance codes according to hardscape and softscape proportions.

BASIX COMPLIANCE

- If you are subjected to Basix due to having a larger sized pool, the NSW government stipulates certain requirements in terms of water conservation measures that you need to carry out. For example, a rainwater tank of 1426L capacity shall be installed and it is to collect from at least 210sqm

of roof area. You are also required to install a tap



located within 10m distance of the swimming pool, pool cover, filtration timer and sometimes heating is not allowed.

- Look for climbing hazards outside your fences and remove them – this includes pots, furniture and fixed structures that should be relocated out of the climb zone.
- Remove trees, hedges and vegetation. They can be used to climb.
- If there is a Boundary Fence as a part of the enclosure, it must be 1800mm high and completely free of climb points. Vertical slats can not exceed 100mm.
- Keep other activities out of the pool enclosure - no clothesline, no BBQ or dining, no trampoline or cubby house.
- Glass fences will need a glazing certificate provided to the certifier to ensure the right quality of glass has been used and is not likely to explode in the future.
- There are to be no doors or windows opening from the dwelling or other outbuildings entering the pool area.
- No vegetation or obstructions must be seen within a 900mm arc from the top of the boundary fence within the pool area.

SPECIFIC REQUIREMENTS

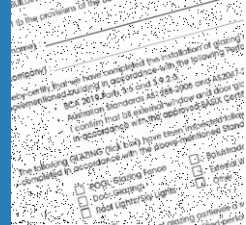
Some approvals will have specific conditions over and above what is listed and is specific to your site approval. Rest assured that the certifier will advise you of these requirements, which may include engineer certifications, sign offs, and identification surveys prepared by a registered surveyor.

RE-INSPECTIONS

Failed or unsatisfactory inspection is subject to re-inspection and might incur a re-inspection fee plus GST. Your certifier will let you know.

SELLING YOUR PROPERTY

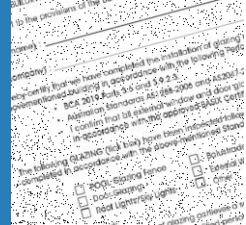
Keep the copy of your Final Occupation Certificate safe as this will be one of the best assets in selling the property. In case of its loss, the council may charge you for another copy and trial of its copy in the archives will cause a delay in the process of selling your home. Failure to attach the certificate to your contract of sale means the purchaser may be entitled to rescind the contract at any time within 14 days of exchange, which is the last thing we want to happen.



Final Compliance

To achieve final compliance, the pool must be built in accordance with the code.

- **CONCRETE AND DRAINAGE**
Concrete surrounds / hard surface areas need Engineering, Permit Approval, Drainage solution and Adequate Expansions.
- **DA CONDITIONS**
These are to be met including, but not limited to, Boundary Stabilisation, retaining / piling and tipping receipts.
- **BOUNDARY AND POOL FENCE COMPLIANCE**
- **RESUSCITATION CHART**
- **GLAZING CERTIFICATE**
Glazer must provide a Glazing Certificate as per template provided.
- **WIRING CERTIFICATE**
Electrician must provide Wiring Certificate and proof of Earthing of the pool as per template.
- **FILTRATION ENCLOSURE**
Acoustic Certificate must be provided as per template.
- **HEATERS**
Require clearances and must not be enclosed.
- **FILTRATION ENCLOSURE**
- **BASIX**
Compliance required for pools over 40,000 liters and may be subject to conditions such as a rainwater tank.



BASIX compliance required for pools over 40,000 liters may be subject to conditions such as a rainwater tank.

BASIX Completion Certificate



BASIX CERTIFICATION FORM TO BE COMPLETED BY APPLICANTS/BUILDERS/PRINCIPAL CONTRACTORS:

PROPERTY ADDRESS: _____

CONSTRUCTION OR COMPLYING DEVELOPMENT CERTIFICATE NUMBER: _____

I : _____

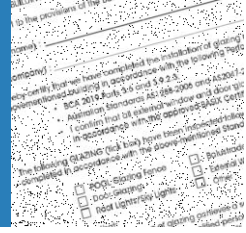
of : _____

being the applicant/builder/principal contractor I hereby confirm that the building work and installations relative to BASIX certificate number: _____ is completed and the building is ready for occupation.

I hereby certify that all of the BASIX commitments made on the aforementioned BASIX Certificate have been met, all necessary fittings installed, and all necessary works completed and certified where necessary in accordance with the prescribed requirements and the approved plans and specifications.

Signature: _____

Date : _____



GLAZING Compliance Certificate

PROPERTY ADDRESS: _____

AREA OF BUILDING: _____

Pursuant to the provisions of the Building Code of Australia 2022 Volume 2;

I/We (name) : _____

of (company) : _____

Hereby certify that we have completed the installation of glazing nominated below for the abovementioned building in accordance with the following Performance Standards:

- BCA 2022 Parts 3.6 and 3.9.2.3;
- Australian Standards AS1288-2022 "Glass In Buildings"; and
- I confirm that all external window and door glazing is installed in accordance with the approved BASIX Certificate;

The following GLAZING (tick box) have been inspected following installation and have been completed in accordance with the above-mentioned Standards of Performance.

- | | | |
|---|---|---|
| ☐ POOL Glazing Fence | ☐ Balustrades | ☒ Please tick box |
| ☐ Door Glazing | ☐ External Windows | |
| ☐ Roof Lights/Sky Lights | ☐ Other | |

I/We also certify that:

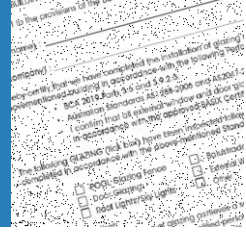
- The installation of glazing achieves a satisfactory result.
- I am an appropriately qualified person and have a good working knowledge of the relevant codes and standards reference above.
- I have completed the above-mentioned works in accordance with the approved Construction Certificate documentation.

The information contained in this Certificate is to the best of my knowledge and belief, true and accurate.

Name: _____ Date: _____

Qualifications / Licence No.: _____

Signature: _____



SWIMMING POOL PUMP ACOUSTIC Compliance Certificate

PROPERTY NAME : _____

PROPERTY ADDRESS : _____

AREA OF BUILDING (ENTIRE OR PART): _____

Pursuant to the provisions of the SEPP Complying Development Codes Part 3.28.3 and Part 3.28.3 (a);

I/We (name of installer): _____

of (company): _____

Hereby certify that the acoustic pump insulation measures have been inspected during construction and have been installed in accordance with the Construction Certificate/Complying Development approval documentation.

I/We also certify that:

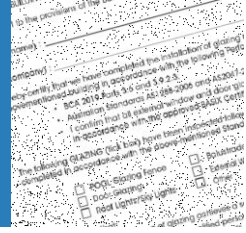
- I am an appropriately qualified person and have a good working knowledge of the relevant codes and standards reference above.
- I have completed the abovementioned works in accordance with the Construction Certificate/Complying Development approval documentation.
- Additional comments;

The information contained in this Certificate is to the best of my knowledge and belief, true and accurate.

Name: _____ Date: _____

Qualifications / Licence No.: _____

Signature: _____



ELECTRICAL Compliance Certificate

PROPERTY NAME: _____

PROPERTY ADDRESS: _____

AREA OF BUILDING (ENTIRE OR PART): _____

Pursuant to the provisions of Part A5 Clause A5.2 (e) of the Building Code of Australia 2022 Volume 2;

I/We (name of installer) : _____

of (company) : _____

Hereby certify that we have completed the installation of insulation for the above-mentioned building in accordance with the following Performance Standards:

- Australian Standards AS 3000;
- Basix Certificate and commitments forming part of the approval. Primarily the light fixtures achieve compliance with the approved Basix Certificate.

I/We also certify that:

- I am an appropriately qualified person and have a good working knowledge of the relevant codes and standards reference above.
- I have completed the abovementioned works in accordance the approved Complying Development /Construction Certificate documentation.
- Additional comments;

The information contained in this Certificate is to the best of my knowledge and belief, true and accurate.

Name: _____ Date: _____

Qualifications / Licence No.: _____

Signature: _____

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OC Application Form P1

OC Application Form P2

Glazing Certificate

Electrical Certificate

Salinity Compliance Certificate

Basix Certificate

Plumbing Certificate

Water Recirculation Certificate

Enclosure Noise Certificate