



# Building newsflash number 470

## Revised pool registration, spa pool heating requirements and guidelines, and new accreditation body for building certifiers

### Purpose

To advise:

- the Royal Institution of Chartered Surveyors (RICS) is now approved under the *Building Act 1975* (BA) to take applications for the accreditation of building certifiers
- a corrigendum has been issued to amend the Building Code of Australia (BCA) provisions for spa pool heating
- Queensland Development Code (QDC) guidelines have been revised and a new BA guideline has been approved to assist hotel, motel, resort and other class 3 building owners in developing pool safety management plans
- pool owners now have until 4 November 2011 to register their pools on Queensland's Pool Safety Register.

### Royal Institute of Chartered Surveyors (RICS)

The Building Act requires an application for a licence as a building certifier to be accompanied by a certificate of accreditation from an accreditation standards body. An accreditation standards body is responsible for setting educational and experiential standards for each level of licensing as a building certifier and establishing a professional development scheme. Previously the Australian Institute of Building Surveyors was the only approved accreditation body in Queensland.

On 1 December 2010, the RICS was listed as a second accreditation standards body under the Building Regulation 2006. On 8 April 2011, the Department of Local Government and Planning approved the educational and experiential standards and professional development scheme set by RICS under section 185 of the Building Act.

This means that building certifiers can now apply for accreditation in Queensland with RICS.

For further details on making an application for accreditation with RICS please contact:

#### Royal Institute of Chartered Surveyors

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## Heating of spa pools

In May 2010, the BCA introduced energy efficiency requirements for the heating of swimming and spa pools. However, in early 2011 stakeholders raised concerns about the impacts of these provisions on the pre-fabricated spa industry.

The BCA 2011 (now part of the National Construction Code series) was adopted in Queensland on 1 May 2011. On 2 May 2011, the Australian Building Codes Board advised it had issued a corrigendum to amend the BCA 2011 to clarify that the energy efficiency requirements specifically relate to spa pools that share a water recirculation device with a swimming pool. These amendments took effect from 1 May 2011.

## Pool safety management plan

Prior to 1 December 2010, State pool barrier laws did not apply to hotels, motels, backpackers, larger boarding houses and hostels (class 3 buildings). A limited number of Local Governments enacted local laws requiring pool barriers in class 3 buildings.

Under amendments to the *Building Act 1975* which commenced on 1 December 2010 as part of the pool safety improvement strategy, hotels, motels, backpackers, larger boarding houses and hostels (class 3 buildings) are required to comply with the pool safety standard by **1 June 2011** (that is, at the end of a six month phase-in period for owners of shared pools associated with short-term accommodation).

As an alternative to complying with the pool safety standard the owner of a pool associated with a class 3 building may use an approved pool safety management plan to comply with swimming pool safety legislation.

To assist pool owners interested in developing a pool safety management plan a guideline has been published by the Department of Local Government and Planning. The guideline is available on the department's website [www.dlgp.qld.gov.au](http://www.dlgp.qld.gov.au)

Fees apply for the assessment of pool safety management approvals

Initial Application fee	\$1658
Per pool (after the first)	\$93
Onsite inspection fee (if inspection required by chief executive)	\$932
Re-approval fee (after one year with no substantial changes)	\$332
Re-approval fee where a substantial change—as per initial application fee, including the onsite inspection fee	

## Six month extension for pool owners register their pools

An extension has been provided to the requirement for pool owners to register their pool (excluding class 3 buildings) on Queensland's Pool Safety Register. Pool owners now have until **4 November 2011** to register their pool.



## Revised and new QDC guidelines available

### **QDC Mandatory Part 4.1–Sustainable buildings guideline (version 3)**

The existing guideline has been updated to reflect current provisions of the QDC MP 4.1–Sustainable buildings. This information can be used to assist building industry professionals and homeowners comply with the QDC. It provides explanatory details on relevant issues, including new sections covering 6-star housing, optional credits for outdoor living areas and photovoltaic (solar) energy systems, 5-star unit buildings, end-of-trip facilities and electricity sub-metering.

### **Design guide for 6-star energy equivalence housing (new)**

This new guide has been prepared to assist housing designers and architects with implementing the 6-star energy equivalence housing requirement. A case study design is used in each of Queensland's four climate zones (under the Building Code of Australia) to demonstrate suitable design strategies for cost-effective compliance.

### **Air conditioner guide (new)**

The air conditioner section from the previous version of the Guideline for Sustainable buildings has been revised and incorporated into a separate guide. This information has been prepared to assist with the design, installation and maintenance of air conditioners to optimise their energy efficiency and comfort performance.

These add to the range of existing guidelines and supporting documents that provide supplementary information about the sustainable housing requirements, including the Sustainability Declaration Reference Guide (version 3, September 2010) and the Peer Review guideline (version 2, October 2010).

The guideline and guides will be available over the coming days and can be downloaded from the department's website at [www.dlqp.qld.gov.au](http://www.dlqp.qld.gov.au)

## Contact for further information

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If you have not received this building and plumbing newsflash directly from 'Enquiries (BCQ)', you can subscribe via: [buildingcodes@dlgp.qld.gov.au](mailto:buildingcodes@dlgp.qld.gov.au)

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