

OPEN & SHUT CASES

Case studies, news updates and home-pool safety problem-solvers from Swish Automation.
 info@swishautomation.com
 www.swishautomation.com
 0800 279 474



Defining the 'immediate pool area' for pool safety compliance

Are some pool owners being denied preferred pool-safety solutions in the compliance process? Here's a step towards commonsense solutions.

The aim of pool-safety compliance law is the prevention of small children gaining unsupervised access to the home pool. Child-resistant barriers – to what is termed the 'immediate pool area' – perform a logical part of safety requirements.

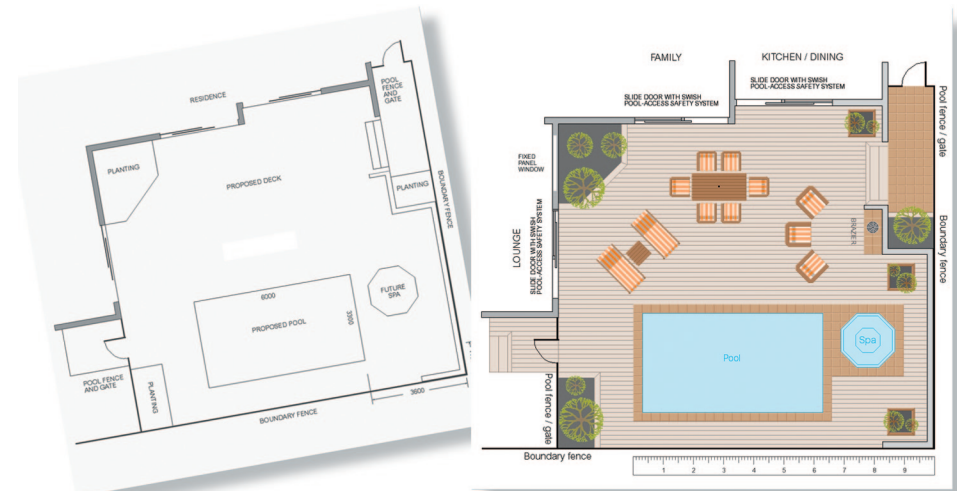
Where the dwelling is part of the barrier, this includes self-closing and self-latching doors to the pool area. The systems are popular for unobtrusive presence and functionality, with obvious aesthetic and design benefits for poolside enjoyment.

But in safety compliance consent applications, some pool owners are being denied the lifestyle and safety benefits the systems offer. Insufficient specifier information is inviting opinion-based compliance decisions which restrict the enjoyment, functionality and value of the pool-zone asset.

With awareness that every pool area is different, the meaning of 'immediate pool area' in FoSPA 1987 isn't dimensionally specific, leaving it open to vague and various interpretations by regional authorities.

However, FoSPA was explicit in stating that it included the pool "... and so much of the surrounding area as is used for activities or purposes carried on in conjunction with the use of the pool." As pointed out in a 2004 FoSPA-related judicial clarification, this includes space for outdoor dining and entertainment if it can be demonstrated that these activities occur in conjunction with pool use.

And the time to demonstrate it is at the drawing board – by including all intended items related to pool use in the plan proposal drawings.



Above: Incomplete pool-zone proposal plans won't encourage wise decisions from safety compliance authorities. The 'immediate pool area' is not demonstrated in the drawing at left, inviting safety impositions which restrict lifestyle enjoyment. It's important to show how the owner's definition of the area will be used for approved pool-related activities.

Towards this progressive solution, Swish offers a pool-zone planning service to provide complete scale drawings of typical poolside scenarios (sample above right) or individual clip-art elements supplied as PNG files at 1:50 or 1:100 (sample at right).

We anticipate that this informative approach will significantly reduce delay, encourage smooth safety compliance processing and offer substantial benefits for all concerned, from architect to pool owner – and everyone in between. ■

Right: The Swish PoolZone Plan clip-art series contains individual elements and typical furniture combinations.

