

Applicant's Name: Hoaani Merritt & Paige Olsen	Date: 10/06/2021 Start time: 10.30	Date: 7 Oct 2021 – 22 May 23 - 0930 Re-Inspection Start time: 1030
Property Address: 37 Symond Road (Off Braemar Rd Onepū end)	Inspection Number: 1	Phone: 0274 595 865 (07)3084584 Email: hoaani.merritt@outlook.co.nz
ITEMS TO BE CHECKED		TAKE PHOTOS
Key: Decision: ✓ or P = Pass X or F = Fail, further inspection required I or — or NA = Not Applicable Reason for decision: Compliance or non-compliance with the approved building consent documents		
ALL POOLS	1 st	2 nd INSPECTION NOTES
FENCING		
Fencing (incl. walls) continuous around pool	P	
Fence at least 1200 mm high above ground	P	
Mesh or trellis fence with gaps larger than 10mm (But less than 50mm) to be at least 1.8 metres high	NA	
Horizontal rails on outside of the fence (if any) >900 mm apart	NA	
No climbable objects within 1200 mm of the outside of the fence	P	
No gaps > 100 mm in fence (or >50 mm if mesh/trellis)(Includes Cat/Dog doors in windows/walls of building)	P	
No gaps > 100 mm under the fence	P	
Safety from falling	P	
Physical condition of fence acceptable (firmly grounded and attached)	P	
GATES		
Gates giving access to pool area open away from pool	P	X2
Gates are 1200mm high	P	
Gates when lifted up or pulled down do not release the latching device or come off hinges, or provide a ground clearance more than 100mm	P	
Latch height: (External ≥1500 mm, Internal ≥1200mm)	P	
No access through gaps in gate to latch from outside gate	P	
No gaps >100mm in the gate	P	
No gaps >100mm under the gate	P	
Self-closing & latching if open @ 150 mm	F	F
		7 Oct 21 inspection: Latching system not installed yet. Unavailable? As per last. No further progress, refer to notes below. Insp 03: 13 Jan 2022 Advised work is completed & Owners ok to check today.

			0930: Internal locks to both NORTH & SOUTH aspect glass gates installed. South aspect gate self-closing & latching, the North aspect gate is not as its installation is compromised. Advised to remediate it to self -close/self - latch from 150mm min or ensure to Council that it is to be permanently locked and unable to be open/used unless the pool is under direct adult supervision. 22 May 23 – North access gate still not re mediated to self-close/latch
DOORS & WINDOWS			
Doors accessing pool area open away from pool	NA		
Doors shut & latch if open @ 150 mm	NA		
Windows that open to pool area open $\leq$ 100 mm (Safety from falling)	NA		
Sliding & bi-fold doors have lock/latching devices > 1500 mm above ground level	NA		
POOL AREA			
Only Pool related activities contained within pool area (No clotheslines, sheds, woodpiles)	NA		
BACKFLOW PROTECTION			
Backflow prevention device	F	F/P	Recommend to fit. Not checked at this re inspection. No one home (NOH). 22 May 23 – Rural situation – air break system to be used
SPA POOL			
Spa Pool on property	NA	F	22 May 23 – Spa now on the property & not within the pool fencing perimeter
Spa Pool contained within compliant swimming pool fenced area		F	See Spa Pool checklist
Inspection End time: 1050		Re-Inspection End time: 1045 – (22 May 23 – 0950)	
Work complies with the F9 Acceptable Solutions document		REPEAT: Work complies with the F9 Acceptable Solutions document	

☐ PASS	☐ PASS
☒ FAIL. Repeat inspection required	☒ FAIL Repeat inspection required
Officer Name: Shane Willis	Officer Name: Shane Willis
Date: 10/06/2021	Date: 7 Oct 2021 – 22 May 23 - Fail

Comments:

22 May 23 – Paige called as NOH and permitted the inspection to proceed in her absence.

NOTED: Pool fencing “capping” - (photos refer) are installed to the glass access gates and that appear to be a method installed to prevent the gates being opened by children.

On use they are easily lifted and then fall to the ground permitting entry to the North access gate which appears to have not been remediated to self-close/latch (see photo below).

The other access gate functions as required to be compliant.

Action item 1: Re mediate the gate to the North of the pool barrier system to comply with requirements to function the same as the access gate at the other end.

The system **noted** in place at today’s inspection is NOT sufficient to comply with the legislative pool safety requirements.

The gate MUST self-close and self-latch from 150mm min OR be deactivated entirely as an access point by being locked.

2 – 3 weeks



Figure 1 - North pool access gate AND ("capping" on the deck) that ran across the top of the glass gate and fence panel barrier as a type of locking system.



Figure 2 - South access gate that functions perfectly AND the "capping" system on top of the gate & glass barrier.

This gate functions as required.

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13 Jan 2022 – Paige on site, relates that all work is completed and ok to view.

On arrival 2 x internal latching systems are in place on both North & south elevation glass gates which is the issue. The south gate now complies (self-closing/latching from 150mm min), the north one does NOT.

Action item 1: A remediation solution was discussed to lift the gate so it does self-close or alternatively, the gate is to be locked shut on every occasion except when **under direct adult supervision**.

If the Owners agree to the alternative solution, they will convey this to Council and the pool is able to be signed off as compliant.

10/06/2021 – Met Hoaani onsite. New pool fencing glass and metal installed but not completed.

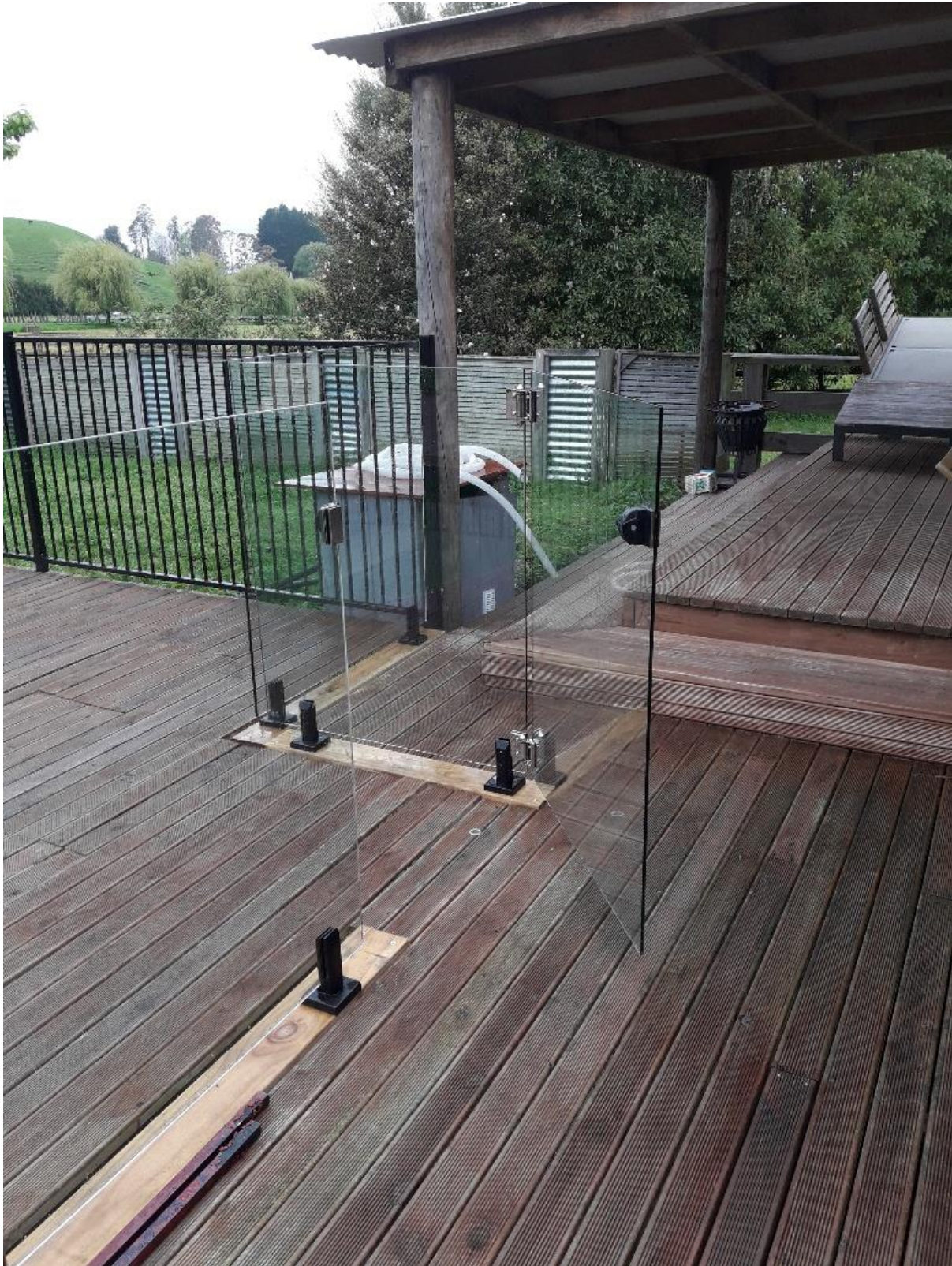
- 1) Fit the self-closing latches to both glass access doors of the pool perimeter fencing as soon as they are obtained. The doors to self-close, self-latch from any position (150mm min) and be unable to be shaken. **In the interim**, install a suitable temporary “locking system” to the glass gates.
- 2) Install BFPD

Paige explains by phone that the work has been unable to be done due to Covid. The glass pool access gate to the East is still not self-closing/self-latching. The other glass gate is decommissioned to be an access gate at this inspection.

She said that she and Hoaani would get onto completing what is required and that nil further had been done since the last inspection.

It was agreed that they will progress towards completing what is required, with completion aimed for to be within 3 – 4 weeks and if not achievable, they will contact Council to update progress at that time?

BFPD??? Not sought at this inspection and likely not installed yet. Rural situation, recommended but not required.



*Figure 3 - 7 Oct 21 - glass access gate not self-closing. **13 Jan 2022 inspection.** Still not self closing/latching. Owner advised to remediate so it does or alternatively lock it when not under direct adult supervision.*



Figure 4 - Access gate not self-closing. 13 Jan 2022 – As in Fig 1



Figure 5 - Other access gate - decommissioned to be of use. Requires latching device. 13 Jan 2022 inspection: Gate has a internally fitted and compliant functioning self-closing/latching device. This gate complies.

