

Spa Pool Inspection Sheet

Applicant's Name: Hoaani Merritt & Paige Olsen - Property Address:	Date: 22 May 23	Date:
Email:	Start time: 0930	Re-Inspection Start time:

Property Address: 37 Symond Road (Off Braemar Rd Onepū end)	Phone: - Phone: 0274 595 865 (07)3084584
	Email: : hoaani.merritt@outlook.co.nz
ITEMS TO BE CHECKED paige.olsen@outlook.com	

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

SPA POOLS	1 st	2 nd	3 rd	INSPECTION NOTES
Compliance for Exemption				
The Spa has a water surface area of 5 m2 or less, spa pool area (.....)	P			
Top edge of Spa pool is not less than 760mm above the adjacent floor or ground level.	P			
The sides of the pool are vertical or slope outwards at not more than 15° from vertical.	P			
There are no external objects or projections within 760mm of the top edge that could assist with climbing.	F			Access steps in place at this inspection – photos.
There are no projections or indentation on the pool wall itself greater than 10mm horizontally on the wall.	P			
The spa cover is capable of supporting a load of 20kg over an area of 120mm diameter.	P			
The top surface of the spa cover has been constructed with a slope to prevent ponding.	P			
The spa cover is held in place with straps fitted with lockable snap fasteners having a minimum width of 33mm.	F			Not locked at this inspection – not fixed to the spa construction - see below
The spa cover hold down straps and fasteners keep the cover in place so no opening greater than 100mm sphere could pass through.	F			Not locked at this inspection – not fixed to the spa construction
Signage in black (visible) letters greater than 5mm containing the words “Warning: This spa pool cover must be kept locked except when under adult supervision”	F			Not visible this inspection – see below
CHECKLIST IF NOT EXEMPT	1 st	2 nd	3 rd	INSPECTION NOTES
Is Spa within an approved swimming pool fenced area with swimming pool				If “Yes” No further action

Inspection End time: 0950	Re-Inspection End time:
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FENCING REQUIREMENTS	1 st	2 nd	3 rd	INSPECTION NOTES
Fencing (incl. walls) continuous around pool (minimum 1200mm high)				
No climbable objects within 1200 mm of the outside of the fence				
Horizontal members on outside of the fence (if any) >900 mm apart				
Fence at least 1200 mm high (or ≥ 1800 mm if a mesh fence)				
No gaps > 100 mm in fence (or >50 mm if mesh)				
No gaps > 100 mm under the fence				
Physical condition of fence acceptable				

GATES				
Gates giving access to pool area open away from pool				
Latch height: (External ≥1500 mm, Internal ≥1200mm)				

A1285825

Self-closing & latching if open @ 150 mm				
DOORS & WINDOWS				
Doors accessing pool area open away from pool				
Doors shut & latch if open @ 150 mm				
Windows that open to pool area open ≤ 100 mm	F			Not checked to see if they open – see below
Sliding & bi-fold doors have lock/latching devices > 1500 mm above ground level	P			N/a – see below
BACKFLOW PROTECTION				
Backflow prevention device	P			
ADDITIONAL FENCING REQUIREMENTS after Jan 2016	1st	2nd	3rd	INSPECTION NOTES
Boundary fence must be 1800mm high from ground level on pool side				
Boundary fence must have 900mm high zone on the pool side of the barrier that begins not more than 150 mm from the top.				
Boundary fence must be more than 1000mm from water's edge				
Internal fence at least 1200 mm high above ground level outside pool area				
Horizontal members, projections or indentations on outside of the fence or pool wall greater than 10 mm (if any) are >900 mm apart				
Steel wire mesh with square openings may be used that do not have a side dimension greater than 13 mm. Panels with steel wire mesh having openings measuring between 13 mm and 35 mm on a side shall be not less than 1800 mm high but may have a gap at the base of not more than 100 mm.				
Inspection End time:	Re-Inspection End time:			
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			
☐ Additional fee	☐ Additional Fee			
Officer Name: Shane Willis	Officer Name:			
Signature :	Signature:			
Date: 22 May 23	Date:			
Comments/Documents Received: 22 May 23 - SEE BELOW.				
Office Use Only	Date		Signature	
Email sent with complaint/non-compliance details to admin				
Pool fencing checklist scanned into objective				
Letter sent to owner				
2nd check visit booked				

Checklist scanned into objective		
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30 Oct 23 – Paige explained that the pool (and spa) had not been attended to as they are so busy. Spa or pool not reinspected due to this explanation.

Suggest another solution to be presented to the Owners to obtain some immediate progress.

1 – 2 weeks

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37 Symonds Rd – 7 Aug 23



Figure 1 - All lid securing latching straps are not fitted to the spa timber framing nor is the Warning signage displayed in the area of the spa. Another sign left with the spa on leaving.

Owner stated when called that her and her partner are so busy to have attended to obtaining keys for the latches (told to approach Fencing company in Gateway), screwing the latches to the spa frame and installing the Warning signage (lost the other provided one so left another on the spa for them to install in the spa area)



Figure 2 - spa lid barrier arm not secured at this inspection









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37 Symonds Rd – 22 May 23

On arrival NOH – Noted that a SPA has been installed to the dwelling deck since the last swimming pool inspection.

Called Paige to obtain permission to inspect in her absence. I told her I would leave a “Warning” signage sticker for her – see photos below.

She indicated that as it had a barrier arm it would be compliant outside of the pool. I explained that I would communicate re this inspection via this IR.

Firstly, I lifted the North end of the cover easily to expose the interior, which was full of warm water.

Secondly I removed the access stairs.

NOTE: The access steps as found, lid not secured as the locking straps are not connected to the spa structure, the full pool and no visible Warning signage.

Action item 1: Attach the spa pool lid locking straps to the spa pool timber construction and ensure that the straps are locked when the pool is not under direct adult supervision.

Once installed provide photos of the installation and the latch locking keys back to Council by email.

Alternatively, ensure that the spa lid locking bar is engaged and locked to ensure the lid(s) cannot be lifted and the pool accessed when not under supervision.

Action item 2: Ensure that the pool access steps are not within the immediate area of the spa when it is not under direct supervision (removed at this inspection).

Action item 3: Install in the area of the spa, the provided Warning signage.

Action item 4: (if applicable): Ensure that the windows nearest the spa pool are “stayed” to only open 100mm max. Unable to be inspected at this inspection.

2 – 3 weeks



Figure 3 - Locking bar not secured permitting access. No Warning signage, locking straps not fixed to



Figure 4 - Access steps in place. locking straps not secured.



Figure 5 - Steps removed at this inspection - (to other side of the heat pump).



Figure 6 - Pool accessed at this inspection. Full of water.