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| Applicant's Name: Hoaani Merritt & Paige Olsen                                                                                                                                                                                  | Date: 10/06/2021<br>Start time: 10.30 | Date: 7 Oct 2021 – 22 May 23 - 0930 - 7 Aug 23 – <b>30 Oct 23</b><br>Re-Inspection Start time: 1030                                                                                                     |
| Property Address: 37 Symond Road ( <b>Off Braemar Rd Onepū end</b> )                                                                                                                                                            | Inspection Number: 1                  | Phone: Paige: 0274 595 865 (07)3084584<br>Email: <a href="mailto:paige.olsen@outlook.com">paige.olsen@outlook.com</a><br><a href="mailto:hoaani.merritt@outlook.co.nz">hoaani.merritt@outlook.co.nz</a> |
| <b>ITEMS TO BE CHECKED</b>                                                                                                                                                                                                      |                                       | <b>TAKE PHOTOS</b>                                                                                                                                                                                      |
| <b>Key: Decision:</b> ✓ or P = Pass      X or F = Fail, further inspection required      I or — or NA = Not Applicable<br><b>Reason for decision:</b> Compliance or non-compliance with the approved building consent documents |                                       |                                                                                                                                                                                                         |
| <b>ALL POOLS</b>                                                                                                                                                                                                                | 1 <sup>st</sup>                       | 2 <sup>nd</sup> <b>INSPECTION NOTES</b>                                                                                                                                                                 |
| <b>FENCING</b>                                                                                                                                                                                                                  |                                       |                                                                                                                                                                                                         |
| 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 ( <b>But less than 50mm</b> ) to be at least 1.8 metres high                                                                                                                   | N/A                                   |                                                                                                                                                                                                         |
| Horizontal rails on <b>outside</b> of the fence (if any) >900 mm apart                                                                                                                                                          | N/A                                   |                                                                                                                                                                                                         |
| No climbable objects within 1200 mm of the <b>outside</b> of the fence                                                                                                                                                          | P                                     |                                                                                                                                                                                                         |
| No gaps > 100 mm in fence (or <b>&gt;50 mm if mesh/trellis</b> )(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 ( <b>firmly grounded and attached</b> )                                                                                                                                                  | P                                     |                                                                                                                                                                                                         |
| <b>GATES</b>                                                                                                                                                                                                                    |                                       |                                                                                                                                                                                                         |
| 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 <b>provide a ground clearance more than 100mm</b>                                                                                 | 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                                     | <b>30 Oct 23 – Paige stated that no progress has been made since the last visit</b><br><br>- 7 Oct 21 inspection: Latching system not installed yet.<br>Unavailable? As per last. No                    |

|                                                                                             |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------|----|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                             |    |     | <p>further progress, refer to notes below.</p> <p><b>Insp 03: 13 Jan 2022 Advised work is completed &amp; Owners ok to check today.</b></p> <p><b>0930: Internal locks to both NORTH &amp; SOUTH aspect glass gates installed. South aspect gate self-closing &amp; 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.</b></p> <p><b>22 May 23 – North access gate still not re mediated to self-close/latch</b></p> <p><b>7 Aug 23 – North access gate still not re mediated to self-close/latch</b></p> |
| <b>DOORS &amp; WINDOWS</b>                                                                  |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>POOL AREA</b>                                                                            |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Only Pool related activities contained within pool area (No clotheslines, sheds, woodpiles) | NA |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>BACKFLOW PROTECTION</b>                                                                  |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Backflow prevention device                                                                  | F  | F/P | Recommended to fit. Not checked at this re inspection. No one home (NOH). 22 May                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                      |  |                                                                                                 |   |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                      |  |                                                                                                 |   | <b>23 – Rural situation – air break system to be used</b>                                                                                                                                                                                                                                                                                                                                                                            |
| <b>SPA POOL</b>                                                      |  |                                                                                                 |   |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Spa Pool on property                                                 |  | NA                                                                                              | F | <b>22 May 23 – Spa now on the property &amp; not within the pool fencing perimeter - 7 Aug - spa still non-compliant - straps not fitted/locked, securing bar not locked &amp; signage not installed - 7 Aug 23 - spa is moved to the deck area closer to the dwelling - no change in the status, straps not attached to the frame or locked, signage not installed - signage left with the spa for installation in the new area</b> |
| Spa Pool contained within compliant swimming pool fenced area        |  |                                                                                                 | F | See Spa Pool checklist                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Inspection End time:</b> 1050                                     |  | <b>Re-Inspection End time:</b>                                                                  |   | <b>1045 – (22 May 23 – 0950) - 7 Aug 23</b>                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Work complies with the F9 Acceptable Solutions document</b>       |  | <b>REPEAT: Work complies with the F9 Acceptable Solutions document</b>                          |   |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> PASS                                        |  | <input type="checkbox"/> PASS                                                                   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> FAIL. Repeat inspection required |  | <input checked="" type="checkbox"/> FAIL Repeat inspection required                             |   |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Officer Name: Shane Willis                                           |  | Officer Name: Shane Willis                                                                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Date: 10/06/2021                                                     |  | Date: 7 Oct 2021 – 22 May 23 - Fail - 7 Aug 23 – Fail – <b>30 Oct 23 – Fail – zero progress</b> |   |                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## Comments:

**30 Oct 23 – Paige on site & states that no progress has been made since the last visit to inspect the pool/spa.**

**Suggested to stress a definitive time frame to remediate required pool safety systems or consider alternative action to obtain progress.**

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**7 Aug 23** - NOH - Paige called & ok to reinspect.

Pool still non-complaint - no change since the last - Paige explains when called that her & her partner are so busy but intend to remedy the issues with the pool & the spa. Spa signage left with the spa.

**2 - 3 weeks**



*Figure 1 - 7 Aug 23*



*Figure 2 - Looking North - compliant access gate in the SE foreground.*



*Figure 3 - as in 2 - metal (removable) capping to the glass gate is assisting in preventing easy access by a child as is the North elevation pool access gate*



*Figure 4 - NE pool access gate still non compliant. It too had the metal capping preventing easy access installed at the inspection - the gate is still not self closing/latching*

**7 Aug 23** - the pool (and spa) are in the state it was at the last inspection - no change

Paige & her partner to remedy the pool noncompliance, Paige stating when called “that they both are so busy”.

**2 - 3 weeks**

**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 5 - 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 6 - 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.

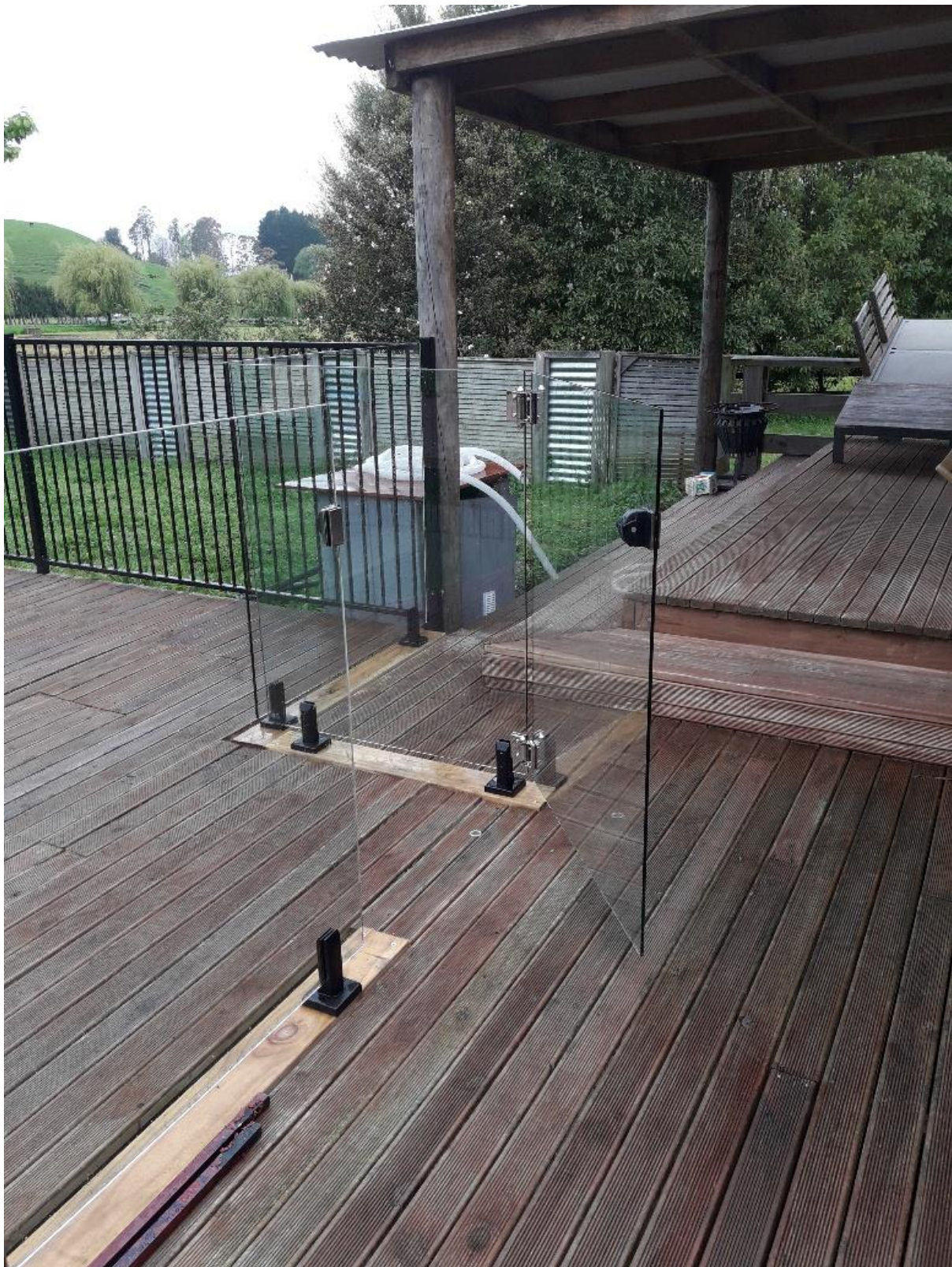
- 1) Fit the self-closing latches to both glass access doors of the pool perimeter fencing as soon as they are obtained. The doors to self-close, self-latch from any position (150mm min) and be unable to be shaken. **In the interim**, install a suitable temporary “locking system” to the glass gates.
- 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 7 - 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 8 - Access gate not self-closing. 13 Jan 2022 – As in Fig 1*



*Figure 9 - 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.*



