



Swimming Pools

Requirement A4 of The Building (Guernsey) Regulations, 2012 requires swimming pools to be built in such a way that they are impervious to liquid and will not damage any surrounding building or road.

If the ground bearing capacity is less than 50KN/sq.m then the design of any of all the given pool types will need to be checked and possibly modified as necessary.

The table on this guidance sheet identifies common pool types and the locations where they can be constructed.

It should be noted that any pool with an element of reinforced concrete sited more than 6 metres from any road or building must be designed in accordance with the recommendations of BS EN 1992-1-1:2004.

Pool type	Must be sited at least 6 metres from any road or building	Base of pool above ground floor level of adjoining building or road level	Base of pool below level of ground water table
A - Butyl liner over rendered concrete	Yes	Discuss with Building Control prior to commencement of works	Must not be installed
B - Butyl liner over fibreglass in sections	Yes	Discuss with Building Control prior to commencement of works	Must not be installed
C - Butyl liner over steel walls	Yes	Discuss with Building Control prior to commencement of works	Must not be installed
D - Mass concrete block work walls	Yes	Discuss with Building Control prior to commencement of works	Must not be installed
E - Pre-fabricated fibreglass units	Yes	No further requirements	Acceptable
F - Precast wall units	No - As long as designed to BS EN 1992-3:2006	Walls must be rendered inside and out	Acceptable
G - Cavity concrete block work walls with a reinforced concrete core	No - As long as designed to BS EN 1992-3:2006	Walls must be rendered inside and out	Acceptable
H - Reinforced concrete (temporarily shuttered walls)	No - As long as designed to BS EN 1992-3:2006	Walls must be rendered inside	Acceptable
I - Sprayed concrete walls	No - As long as designed to BS EN 1992-3:2006	Walls must be rendered inside	Acceptable

This guidance note is intended to provide guidance to designers, developers and members of the public, to inform, promote good practice and encourage consistency of interpretation of the Regulations, if further guidance is required please do not hesitate in contacting Building Control.

Contacts

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A duty building control surveyor is normally available to provide general guidance at our Frossard House offices between 9am - 10.30am and 3pm - 5pm Monday to Thursday (4.30pm on Friday), during which telephone calls are welcome. Outside these times, an answering service will be available where you can leave a message.

Please note, the duty building control surveyor is able to provide general guidance only. For site specific guidance, please contact the allocated officer.

Please be advised that this guidance note relates only to the situation with regard to Building Control and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under Planning and development should not be commenced until and unless all necessary statutory consents have been obtained.