

Decommissioning and/or Removal Swimming Pools, Spas or Portable Pools

25 February 2022

What is decommissioning and/or removal of a pool?

Pool owners may decide they no longer require a swimming pool, spa or portable pool and may choose to decommission and/or remove it.

What is the process a pool owner must follow?

For a swimming pool or spa to be decommissioned and removed, you must make an application through a Private Building Certifier and obtain a Building Approval before commencing any work on site.

The following documents are required to be lodged to gain a Building Approval:

- Complete a Queensland Government DA Form 2 - Building work details
- Provide a site plan to show the current location of the pool or spa along with all other buildings on site
- Further documentation may be required prior to the approval being issued
- Payment of fees to your certifier

How can pool owners decommission and remove a swimming pool or spa?

Following receipt of your approval, water must be emptied from the swimming pool or spa by a suitably licenced liquid waste contractor. You are not to drain the water into the stormwater, sewer or offsite. For an above ground swimming pool or spa, the shell is to be removed. For an inground

swimming pool or spa the shell is to be removed and replaced with clean compacted fill.

Once the pool has been Decommissioned

The pool owner must notify the certifier who issued the Building Approval to book an inspection. The Private Building Certifier will attend the site and inspect the decommissioned and removed swimming pool or spa. If the swimming pool or spa has appropriately been decommissioned and removed the Certifier will issue the pool owner a Final Inspection Certificate. The pool owner then needs to notify Queensland Building and Construction Commission (QBCC) via email to poolsafety@qbcc.qld.gov.au that the swimming pool or spa has been decommissioned and removed and provide QBCC with the Final Inspection Certificate.

Portable Pools

Homeowners wishing to remove a portable pool, must arrange water to be emptied by a suitably licenced liquid waste contractor. You are not to drain the water into the stormwater, sewer or offsite before it can be removed.

Further information for home owners

It is advised that the demolition and/or removal work should be carried out by a suitably qualified licenced person and it is strongly recommended that you engage appropriately licenced and competent persons to assist you with achieving compliance. QBCC has a number of online licence searches available to confirm if a person is appropriately licenced. The owner of the property

may also undertake this work as an owner builder.

- QBCC Builder, Contractor
- Plumbing and Drainage Licensee Register
- Private Building Certifier Search

A number of additional resources for home and building owners, including fact sheets, forms and publications are available to download from the QBCC website. Notable topics include a homeowners guide to the building process, how to choose a contractor for domestic work and asbestos removal. For further assistance and information please contact Council's Regulatory Services Department on 07 5540 5111.