



## 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 available to provide general guidance. Please email us at [planning@gov.gg](mailto:planning@gov.gg) and we will aim to respond within 1 working day.

Please note, the duty Building Control Surveyor is able to provide general guidance only. For site specific guidance, please contact the allocated officer.