







1. Do you live in Tweed Shire?

		Response Percent	Response Count
Yes		99.2%	241
No (skip to Question 3)		0.8%	2
answered question			243
skipped question			1



2. If you live in the Tweed, do you rent or own this home?

		Response Percent	Response Count
Own		97.5%	234
Rent		2.5%	6
answered question			240
skipped question			4



3. Do you live outside Tweed Shire but own a property in the Tweed?

		Response Percent	Response Count
Yes		0.9%	2
No		99.1%	217
answered question			219
skipped question			25






4. Does this premises have a swimming pool or spa pool?

		Response Percent	Response Count
Yes		90.1%	219
No		9.9%	24
answered question			243
skipped question			1




5. Are there children under the age of five living at this home?

		Response Percent	Response Count
Yes		5.8%	14
No		94.2%	229
answered question			243
skipped question			1






6. How important is backyard swimming pool safety?

		Response Percent	Response Count
Extremely important		68.7%	167
Very important		21.4%	52
Moderately important		7.0%	17
Slightly important		1.6%	4
Not important at all		1.2%	3
answered question			243
skipped question			1




7. Are you aware of the pool safety fencing requirements for your home?

		Response Percent	Response Count
I have a complete understanding of the pool safety fencing regulations and how they apply to my home		67.1%	161
I have a moderate understanding of the pool safety fencing regulations and how they apply to my home		29.6%	71
I know a little about the pool safety fencing regulations and how they apply to my home		3.3%	8
I know nothing about the pool safety fencing regulations and how they apply to my home		0.0%	0
		answered question	240
		skipped question	4




8. Pool safety fencing requirements for homes in NSW vary according to when a pool is constructed. When was your pool built?

		Response Percent	Response Count
Before 1 August 1990		23.9%	55
Between 1 August 1990 and 1 September 2008		45.2%	104
Between 1 September 2008 and 30 April 2013		19.6%	45
After 30 April 2013		3.5%	8
Don't know		7.8%	18
		answered question	230
		skipped question	14





9. What is the most important factor in swimming pool safety?

		Response Percent	Response Count
Adult supervision		30.7%	74
Pool fencing		3.3%	8
Adult supervision and pool fencing are equally important		66.0%	159
Other (please specify)			21
answered question			241
skipped question			3

10. Council is proposing three options for pool fencing inspections. See the discussion paper at www.tweed.nsw.gov.au (click on Pool Fencing Inspections under What's New) for details of the options. All three proposed systems would involve some cost to the community. The cost associated with establishing a regular regime of checking the safety of each pool fence could be considerable and might be viewed by some people as unnecessary red-tape. Which option do you prefer?

		Response Percent	Response Count
Option 1 - Self regulation with minimal inspections		77.9%	187
Option 2 - Random inspections		10.4%	25
Option 3 - Regular inspections		11.7%	28
answered question			240
skipped question			4



11. If you chose Option 3, how regularly should Council inspect each backyard pool fence/barrier?

		Response Percent	Response Count
Annually		17.5%	10
Every 2-3 years		19.3%	11
Every 4-5 years		33.3%	19
Every 6-10 years		29.8%	17
answered question			57
skipped question			187




12. Do you have any other comments about a backyard pool fencing inspection program for Tweed Shire?

	Response Count
	96
answered question	96
skipped question	148

13. Would you like to receive updates about the community consultation process, including the selected option?

		Response Percent	Response Count
Yes		55.3%	125
No		44.7%	101
answered question			226
skipped question			18

14. If yes, please provide your name and contact address. Your details will remain confidential and will not be used for any purpose other than this public consultation.

		Response Percent	Response Count
Name:		98.5%	128
Email Address:		93.8%	122
Phone Number:		87.7%	114
answered question			130
skipped question			114

Q9. What is the most important factor in swimming pool safety?

1	Learn to swim at early age	Oct 31, 2013 11:24 AM
2	Everything concerning pool safety is important. I am a recently retired senior Manager with WorkCover NSW and have advocated pool safety and inspections for years. I have written papers for WorkCover and conducted many pool inspections and seminars in accordance with the relevant Australian Standards.	Oct 3, 2013 5:35 PM
3	Not leaving objects near a pool for smaller children to climb on to gain access.	Oct 3, 2013 9:26 AM
4	constant ADULT supervision combined with appropriate barriers.	Oct 2, 2013 10:40 AM
5	Kids being taught to swim to begin with	Sep 30, 2013 4:14 PM
6	Supervision is of the utmost importance. Too many parents get complacent thinking that a pool fence will solve all their problems, but I've seen a child at our kindy who can climb over a 6foot pool fence in seconds as his mum is leaving. Adult supervision even inside the perimeter of the pool fencing is important and knowing CPR and what to do in an accident is far more important. Plus teaching kids water safety.	Sep 30, 2013 6:35 AM
7	Supervision relevant to children's ages also a consideration	Sep 29, 2013 1:34 PM
8	As noted in question 9, I believe that the adults should be solely responsible for their children and it should not be the responsibility of every one else at an added cost and aesthetically unattractive surrounds.	Sep 25, 2013 2:46 PM
9	Adults need CPR training and children living in pool environment need to learn to swim	Sep 14, 2013 10:55 AM
10	Knowledge of resuscitation	Sep 9, 2013 5:20 PM
11	i am concerned about water in the tweed shire that is unfenced ie:dams lakes etc. Why do pool owners have to be responsible for children that are NOT supervised by their parents,	Sep 4, 2013 1:39 PM
12	Common sense	Sep 1, 2013 10:01 AM
13	The level of surveillance is dependant on those using the pool. When it is known small children are using the pool, constant supervision is required, simply as any parent would do. It is equally, if not more important for the property to be secure when no one is at home.	Sep 1, 2013 9:15 AM
14	if you have children and pool on the same property TEACH YOUR BLOODY KIDS TO SWIM!!! The whole population is NOT responsible for your child!	Sep 1, 2013 9:00 AM
15	Common sense on the part of all those supposed to be responsible for pool safety. The ability to swim if the pool is deeper than the height of any person using the pool, other than babies in a responsible person's arms.	Aug 30, 2013 2:32 AM
16	Confirming that people using the pool can swim	Aug 29, 2013 4:54 PM
17	with the OH & S that are required the pool is already being checked and we are being charged to have it checked in our OH & S. Apartments shouldn't be charged again. It is double dipping. It is another cost that apartments owners have to wear . increases their levies. Log books are kept by pool cleaners. OH & S checks the pool so why do it again and charge apartment	Aug 29, 2013 1:16 PM

Q9. What is the most important factor in swimming pool safety?

owners again. Makes sense for houses but for apartments that are not in holiday rental pool no way should owners be charged again if they have completed an OH &S within the last 12 months.

18 I believe the onus should be on parents to supervise their children and TEACH THEM HOW TO SWIM Aug 28, 2013 8:08 PM

19 Child/ren are able to reach side of the pool if accidentally fall in. Aug 28, 2013 6:29 PM

20 making sure visitors get their kids swimming lessons Aug 28, 2013 2:24 PM

21 Children should be supervised in all their activities. You don't let you child cross the road with out teaching how or helping them do it. Swimming is no different. Are we going to fence the river and ocean. Parents need to take responsibility for their children's supervision and water skills. We started our daughter's aquatic training when she was 6 weeks old that was 20 years ago and it gave us confidence and piece of mind as she grew up that she could look after her self around water, it cost us money to do that but that's what responsible parents do, not subcontract out your child's safety to other people. Perhaps you should make swimming lessons compulsory for all children under 6 months old moving cost burden of these draconian rules to the irresponsible parents not hard working Australians that pay your salaries through exorbitant rates. Aug 28, 2013 12:09 PM

Q12. Do you have any other comments about a backyard pool fencing inspection program for Tweed Shire?

1	Inspection when they are built.	Oct 31, 2013 12:01 PM
2	Dividing fence between our property and next door's property which also has a pool, in our opinion requires maintenance.	Oct 31, 2013 11:58 AM
3	If the pool is built by reputable companies and passes all inspection/installation requirements "why" should I pay for another useless inspection by you	Oct 31, 2013 11:54 AM
4	Self regulation should only be carried out by owners with building experience	Oct 31, 2013 11:52 AM
5	I agree to inspections but not at any cost to the owner.	Oct 31, 2013 11:51 AM
6	I agree with Council, it's a costly way to check every pool owner, just to catch a handful of people who break the law. In my opinion it's just a tax grab by the NSW Government.	Oct 31, 2013 11:49 AM
7	All pools in the immediate town are annually for safety, not on acres.	Oct 31, 2013 11:24 AM
8	Would be good to provide all pool owners with Educational Information Leaflets that point out the importance of adult supervision...	Oct 6, 2013 10:47 AM
9	swimming pools should be fenced off from people who trespass in people yards .	Oct 4, 2013 5:13 PM
10	Will there be any costs to the property owner should the council inspect your pool or will that be covered on our council rates? Also in regards to inspections, it wouldn't bother me if option 1 was adopted.	Oct 3, 2013 5:54 PM
11	Rate notices to houses where pools/spas are installed could contain a notification of a forthcoming inspection. I would also suggest that in conjunction with WorkCover, a public forum be arranged and advertised where pool/spa builders and owners could attend to gain expert knowledge of the requirements. In my 24 years experience I found a deal of information was not being passed on the pool/spa owners by the installers/builders to an acceptable level.	Oct 3, 2013 5:35 PM
12	if no changes have been made to original council inspection. original council inspection & approval should suffice	Oct 3, 2013 4:56 PM
13	the licensed contractor for the pool should ensure that the fencing is adequate	Oct 3, 2013 4:17 PM
14	extra expense for existing secure pool which has raised two young families without problems.fencing has been repaired and replaced as needed	Oct 3, 2013 3:50 PM
15	New pools should be inspected by council inspectors as mine was when I applied for an occupation certificate for my house in 2011.	Oct 3, 2013 1:05 PM
16	Maybe more regular inspections in areas where younger families predominate.	Oct 3, 2013 9:26 AM
17	I FEEL PEOPLE THAT HAVE POOL MUST ACCEPT BEHAVIOUR RESPONSIBILITY AND ENSURE THERE IS CONSTANT SUPERVISION WHEN CHILDREN ARE IN ATTENDANCE AT THEIR PROPERTY	Oct 2, 2013 10:40 AM
18	The community should be able to report to someone in council pools that do not have the correct fencing etc. in there area	Oct 1, 2013 6:26 PM

Q12. Do you have any other comments about a backyard pool fencing inspection program for Tweed Shire?

19	I believe most pool owners do their utmost to ensure their pool is fenced correctly. Advice and help/suggestions would be a better tool than a fine for those who are not up to today's standards.	Oct 1, 2013 1:17 PM
20	why don't the lakes and ponds of the shire have equal importance	Oct 1, 2013 12:28 PM
21	Random inspections should be carried out every 4-5 years	Oct 1, 2013 9:47 AM
22	If a pool fence is inspected when the pool is installed for compliance then random inspections should be sufficient	Sep 30, 2013 8:17 PM
23	A "one size fits all" approach is costly and of little benefit when swimming safety awareness saves more kids' lives than pool fencing: Not all homes are home to kids under 5.	Sep 30, 2013 4:14 PM
24	While options are outlined there is no indication on cost of an inspection to a property owner or indeed the operating cost to council for conducting inspections. Random inspections are a worthy concept but the bureaucratic reporting and administration back office requirements are likely to push costs to unacceptable levels. This is a Secure Site GolfClubs.com.au is committed to online safety. We accept the following secure payment methods. as against pool safety compliance for homeowners.	Sep 30, 2013 3:36 PM
25	Option 3 listed that an inspection should occur when preparing or listing the home for sales. Rental properties should be inspected 6 to 10 years	Sep 30, 2013 12:58 PM
26	Parent supervision is the main reason kids are drowning in water. Parents have a responsibility to supervise their young children at all times. Pool fencing within the Tweed shire is sufficient. Inspections should only be carried out when a new pool is constructed to ensure adequate fencing. IF council should inspect each backyard pool, all of the Tweed taxpayers should pay for the inspectors job and I think inspections should not be required if no children under the age of 5 reside at the property.	Sep 30, 2013 6:35 AM
27	I would like to have seen an option of self-regulation with regular inspections cycle e.g. say self certification every 2-3 years with inspections every other 2-3 years so that in a 4-6 year period of whichever is chosen there is at least one self certification and one inspection in that time period. This would strike a compromise with inspection costs which will only increase and also remembering all the other instances in which council can legally carry out inspections. As council will have a data base of all pools self certification in this cycle can be easily checked and followed up. Perhaps random could be a consideration but once all pools are inspected and meet regulations nearly all pools would presumably continue to meet requirements for an extended period except in wilful situations to reduce the safety barriers.	Sep 29, 2013 1:34 PM
28	Rental properties & holiday rental properties would benefit from regular inspections as casual tenants may not be aware of pool safety requirements or question the effectiveness of pool fencing.	Sep 28, 2013 8:49 PM
29	When you install a pool or spa council inspects and you get a compliance certificate, so if you wish to change anything with pool fencing it should be put to council. Therefore council would know where changes are being made without having to inspect all pools and spa's.	Sep 26, 2013 5:36 PM
30	don't make it a revenue raising exercise. Our rates are high enough now.	Sep 26, 2013 3:01 PM
31	Fencing rules should apply regardless as to when pool was built There is a	Sep 25, 2013 7:44 PM

Q12. Do you have any other comments about a backyard pool fencing inspection program for Tweed Shire?

45	I live on acreage with a creek and a dam also on the property. The size of the property does not require that I have to have a fenced pool, as I also have a creek and a dam. I am uncertain as to how these type of situations fit into this new legislation? I will make my own enquiries into this question.	Sep 9, 2013 4:27 PM
46	will council fence knox park pond & murBah cvic center pond?	Sep 9, 2013 11:17 AM
47	Once the pool fencing has been inspected and passed by a council official the compliance and maintenance of the pool should be the owner's responsibility and there should be no additional cost to the pool owner caused by council regulations ie inspections. The pool owner should be obliged to obtain a compliance certificate when selling the property. Until this time surely it is the owner's responsibility to ensure the safety of those using the pool. Council inspections and over governance will never replace or substitute correct supervision. Council could inspect a pool today and a child could drown tomorrow without correct supervision. Regular inspections are an unnecessary expense to both council and pool owners and council staff can be much more gainfully employed rather than being "Big Brother Pool Inspectors" especially when the majority of pool owners are responsible and safety conscious.	Sep 6, 2013 2:35 PM
48	How can you have tight regulations for a pool when an open canal or dam represents almost identical risks ? Surely the answer lies with greater supervision as most young children can climb over the best pool fences !	Sep 5, 2013 12:57 PM
49	Yes - regardless how rigorous the process there will always be accidents, use education to act on pool owners conscience like the fire detector test (1st April) ie 1st September pool safety day? an email sent to registered owners for compliance would need to be acknowledged by a certain date??	Sep 4, 2013 10:22 PM
50	the most important part of parenthood is total and complete supervision of your children at ALL times, whether in be near a pool of anywhere else.	Sep 4, 2013 1:39 PM
51	Yes I do, people need to take more responsibility. There are some simple steps to make sure all regulations are met, Royal Life have a great checklist that all pool owners should take more notice of. As a pool owner for many years I have met this obligation because this is 'My responsibility'. You need to put the responsibility back on the families, we don't like to think that these tragedies will happen to us, but they do. Layers of protection is what is needed and as far as I am concerned no matter how well built some fences are, if a child wants to climb they will. Pool owners need to be aware of these Layers of protection, if 1 layer fails the other may save a life. Thankyou	Sep 4, 2013 12:54 PM
52	compliance needs to be 100%	Sep 4, 2013 9:11 AM
53	Should not be random as some residents will feel targeted & other pools not in the random audit will still not be compliant	Sep 4, 2013 8:56 AM
54	Random inspections is like speed cameras, people will generally slow down when they know one has been in the area. Where there are no speed cameras (ie: self regulation) people will often speed knowing they can get away with it. In the case of pool fences, if people know they may be checked they are more likely to comply.	Sep 3, 2013 5:21 PM
55	Communication of the requirements through the regular news letter to the public would cover our responsibility to inform and thne compliance inspections would be less likely to raise the ire of the public.	Sep 3, 2013 5:15 PM

Q12. Do you have any other comments about a backyard pool fencing inspection program for Tweed Shire?

56	How is it going to be funded	Sep 3, 2013 4:29 PM
57	I think a compliance certificate upon sale of the property is a good idea.	Sep 3, 2013 4:20 PM
58	More important to have affordable learn to swim classes to children under 5 then introduce another layer of administration with pool fencing	Sep 3, 2013 4:00 PM
59	Lived in a house with an out of ground pool in the shire for 15 years and no. 1 priority was adult supervision. Don't take your eyes off the kids for a second in the back yard.	Sep 3, 2013 3:52 PM
60	if part of the OH &S that unit holders have to have done and pay to have done why are owners charged again . it is already being done as part of unit/apartment owners body corp responsibility and every 3 yrs have to do this and pool is part of the charge for the report done	Sep 3, 2013 11:33 AM
61	no	Sep 2, 2013 3:25 PM
62	unfenced pools are a little like unlicensed firearms. They are rarely misused but when accidents occur they are tragic, the more so with pools because the victims are always young children.	Sep 2, 2013 1:51 PM
63	Above ground spas should be exempt if they have a solid spa cover in place.	Sep 2, 2013 11:34 AM
64	Yes. It is up to each owner to ensure pool supervision and safety. I do not see why council should be involved at further expense to rate payers. The safety regulations are a knee jerk reaction to counter lack of supervision where injuries or drowning has occurred. There are inconsistent rules, no requirements for lakes, ponds etc to be fenced.	Sep 1, 2013 7:58 PM
65	Good idea but needs to be at minimal cost to pool owner as enough costs involved.	Sep 1, 2013 4:21 PM
66	Pool safety is up to the adults who have a responsibility to the children in their care. All pool owners should not be held accountable by unsightly fencing and cost because of the irresponsible minority.	Sep 1, 2013 10:58 AM
67	Regular inspections may sound good but is it not known that many fatalities occur due to the gate/gates being propped open, or a child slipping in when many adults are actually in attendance? Inspections will not prevent these types of accidents and hence on-going or regular inspections become irrelevant and an impost to TSC and the ratepayer.	Sep 1, 2013 9:15 AM
68	It's highly unfair that people on rural properties, with no children and no contact with children should be forced to change windows and locks etc. etc. in case a stray child wanders on to their property - especially when property is surrounded by UNFENCED rivers, creeks and dams - a complete and UTTER waste of money and effort as the kid will drown far more easily in "natural" water than a pool on top of a hill in the middle of 5 acres!	Sep 1, 2013 9:00 AM
69	It has to be certified at time of building so council inspections are a duplication. Rather inspect old houses/pools.	Aug 31, 2013 5:47 PM
70	My preference in Option 1 but Option 3 would be OK if the cost isn't overburdensome, most owners occupiers I find tend to be very cautious with pool fences and children	Aug 31, 2013 1:38 PM
71	I believe that the council will not take into consideration the result of this	Aug 31, 2013 9:58 AM

Q12. Do you have any other comments about a backyard pool fencing inspection program for Tweed Shire?

suvey, they will do what they think is right for the community as we live in a nanny state. My point being that adults should take responsibility for looking after their children, Teaching their kids to swim, Supervise young children, Have pool fencing that will keep little kids "Toddlers that have not learnt to swim" out of any danger, not to have a pool fencing like Fort Knox as required by State Government nannies.

72	You can have all the regulations in the world to keep children safe, if adult supervision is absent, it is not going to work.	Aug 30, 2013 5:10 PM
73	The Nanny-state syndrome of over-regulation seems to be gradually removing the need for self responsibility & sense of consequence from those who should have the most - parents - who have handed the government the task of minding their children, regardless of the intrusions & diminishing freedoms in the lives of everyone else. Pool inspections should therefore be kept to a minimum	Aug 30, 2013 11:31 AM
74	Self-regulation need only entail the cost of an ongoing awareness / publicity campaign - billboards and ads in the Weekly etc	Aug 30, 2013 6:34 AM
75	"NearMap" can be used to identify pools and compare the pools found on the aerial photos with the list of registered pools. Those seen to be in existence but not registered should be inspected, and owners reminded that they should be registered. After all pools are checked, pools should not be checked more often than on change of ownership, or on application for a building extension which would cover part of the pool fence.	Aug 30, 2013 2:32 AM
76	Considering cost I believe Option 1 to be adequate, it still allows for inspections if pool is recognised to be unsafe. Otherwise I believe inspections every 6-10 years would minimize costs.	Aug 29, 2013 6:43 PM
77	This must come at a cost to the pool owner - we don't have a pool - rather than the majority of the community who don't have pools. Why should we have to bear the cost.	Aug 29, 2013 6:41 PM
78	NO	Aug 29, 2013 6:37 PM
79	costing to owners/residents or will this be an added part of rates or free	Aug 29, 2013 5:07 PM
80	Needs to be on a risk basis. Check who are the likely users and pool status and their risk potential then rate and check these places more regularly. Only adult swimmers use our pool - our risk rate is very small.	Aug 29, 2013 4:54 PM
81	If buildings have had an OH &S done the pool fencing, etc is part of this report. We are being charged already with the OH &S. If the building isn't holiday zoned as a holiday rental then the owners are already paying in the OH &S to have the pool checked. Once the pool fence has been erected ...all modern buildings have pool fences...it is more red tape and more costs to the owners. More time needed and someone has to volunteer on the committee to oversee. OH &S is done every 3 years and should continue to be part of this report. Held on record by the strata managers and the owners. Older people living in complexes with pools with suffer with increased body corp levies.	Aug 29, 2013 1:16 PM
82	Self regulation with random checks on pools in properties that are subject to development, sale, lease etc. Just because the pool is in a property does not mean that pool owners should bear the costs of pool police checks. Costs should be absorbed into Council existing budget say when building	Aug 29, 2013 11:55 AM

Q12. Do you have any other comments about a backyard pool fencing inspection program for Tweed Shire?

	inspections are done, the pool is checked also. Council receives adequate funds from rates and other charges and levies without hitting the community yet once again.No empire building with extra staff to conduct regular pool checks.	
83	I think inspections should be for EVERY pool property initially, then Option 2. If you are going to regulate then you must be able to police....otherwise...what is the point? EVERY pool should be compliant by April 2014, then start inspecting.	Aug 29, 2013 11:39 AM
84	More children die in pools that are fenced in the Tweed than unfenced. Lack of parent supervision or complacency are the main reasons this happens. So regardless of fencing, unless parents take a more responsible role,children will continue to drown.	Aug 28, 2013 9:32 PM
85	Please don't make significant costly changes to try and cover a minority of people who may be breaching regulations. The majority of pool owners do the right thing.	Aug 28, 2013 9:19 PM
86	It's a waste of time and money. Tweed shire is full of unfenced rivers, dams, creeks, beaches, etc etc. Can u fence all of these? If u have a child teach it to swim and keep it off of my property.	Aug 28, 2013 8:08 PM
87	Surely once a pool has been inspected and passed by the council as satisfactory , further inspections are not required	Aug 28, 2013 4:58 PM
88	Council to run learn to swim clinics	Aug 28, 2013 2:24 PM
89	i am a self funded retire and must keep costs down. if there is to be an inspection then cost must be very low or no cost at all.	Aug 28, 2013 2:10 PM
90	Question 6 is misleading, of course pool safety is important to any rational person but pool safety doesn't equate to building the Berlin wall around your pool, because the next step in the hierarchy of controls in this case is elimination, i.e you'll ban pools next.	Aug 28, 2013 12:09 PM
91	Parents need to take a greater responsibility for their children around pools. I think rental properties need attention. I don't have young children and feel it unjust that I should have to pay for an inspection on my pool fencing because of irresponsible parents not monitoring their children.	Aug 28, 2013 10:48 AM
92	These proposed measures are too over regulated. Firstly, parents MUST supervise their children, how will you ever regulate that?? Secondly, what is to stop a small child from moving pool furniture up to a fence and still getting in??? If they want to get in that badly they will.	Aug 27, 2013 3:29 PM
93	Random inspections need strong governance arrangements around them to prevent perceived targeting of certain owners especially as i assume you will charge the owner ,therefore it should be restricted to say randomly once in any two year period.Any policy regarding inspections should include costs and be put on public exhibition before adoption	Aug 27, 2013 11:09 AM
94	I live on the Oxley River and have 20 acres, there are dams on most properties and they are not fenced nor is the river. Fencing my pool was extremely expensive and serves no use.	Aug 26, 2013 5:30 PM
95	An obligation for all pool builders working in Tweed Shire to meet Council requirements for new pools they build and then a 5 yearly inspection with the	Aug 26, 2013 4:52 PM

Q12. Do you have any other comments about a backyard pool fencing inspection program for Tweed Shire?

onus on owners to comply.

96 Large rural properties have different risk consideration than urban, suburban, multi-family residences or public facilities. A "one-size fits all" doesn't work. Aug 26, 2013 4:37 PM