

Strata Window & Door Projects under the BDPA

Fast Fact Sheet: Balcony Doors

We have had many conversations within the strata community to address some of the misconceptions around the impacts of the Design and Building Practitioners Act on window and door replacement projects. Below is the second in a series of FAQs that Windowline are sharing with our network. If you have any questions around changes to remedial projects and the steps to ensure project compliance, get in touch with our team.

FAST FACT 1

When can a balcony door be replaced without adhering to the BDPA?

A balcony door can be replaced without being governed by the DBPA if it's installed onto a substrate that's fit for purpose. This means that the doors should be positioned with an appropriate set-down, often referred to as having the right termination height. The quality and condition of existing weatherproofing or waterproofing are vital considerations. They play a pivotal role in determining the correct installation details for the balcony door.

FAST FACT 2

What are the requirements if the balcony doors fall under the BDPA?

If balcony door replacements fall under the DBPA, a regulated design is mandatory. This design must be provided by a certified Design Practitioner. Moreover, all related work must be then performed by an authorized Building Practitioner.

FAST FACT 3

How do we determine the right termination height?

The appropriate termination height is primarily influenced by the wind loads that the doors might be exposed to. A façade engineer provides this specification after completing a wind load analysis. In simpler terms, termination height refers to the difference in level between the internal and external finished floors. At times, achieving this might involve the installation of a concrete hob, which offers a distinct step from the interior to the exterior of a home.

FAST FACT 4

What tasks might be needed when replacing balcony doors as under the BDPA?

The necessary tasks under the Act depend on the defined scope from the Regulated Design given by the Design Practitioner. Potential tasks can encompass constructing a new concrete hob, waterproofing the balcony, installing cavity flashings, setting up new balustrades, and retiling the balcony. The specific tasks will vary based on the type of construction and the condition of the current substrates.

Windowline is not only a registered building practitioner with strong connections to accredited design practitioners but is also fully capable of undertaking the works required under the Design and Building Practitioners Act. By choosing Windowline, you gain access to expert advice, and you can rely on us to efficiently manage and execute your project, ensuring professionalism and compliance every step of the way.