

# Strata Window & Door Projects under the DBPA

## Fast Fact Sheet: Seamless Compliance

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 first in a series of FAQs that Windowline will share 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

#### Does window replacement need DBPA regulated design? No.

Generally, under the State Environmental Planning Policy, window replacements are categorised as exempt development as they are non-structural. Consequently, they typically fall outside the bounds of the Design and Building Practitioners Act therefore do not require regulated design.

### FAST FACT 2

#### Does balcony door replacement need DBPA regulated design? No.

Similar to window replacement, balcony door replacements are typically considered exempt development under the State Environmental Planning Policy so also do not require regulated design.

\*\*However, this status is contingent upon the condition of the substrate beneath the balcony door. Should the substrate necessitate structural or waterproofing work, the replacement may fall under the Design and Building Practitioners Act, thereby necessitating a regulated design.

### FAST FACT 3

#### Who prepares a regulated design? Architects and engineers.

A regulated design must be prepared by a registered design practitioner. While various professionals can take on this role, it is essential to note that engineers, particularly those with expertise in structural and waterproofing aspects, are often best suited for preparing regulated designs under the Design and Building Practitioners Act. Engaging an engineer ensures that technical aspects are thoroughly assessed and that the design complies with the relevant building standards and regulations.

### FAST FACT 4

#### Who undertakes the work of the compliant regulated design? A building practitioner.

To comply with the Design and Building Practitioners Act, any works that fall under the scope of the Act must be undertaken by a registered building practitioner. As such, it is imperative that a registered building practitioner is engaged to complete these works. Engaging a registered practitioner ensures adherence to the requisite standards and regulations, safeguarding the quality and compliance of the works performed.

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.